

VARIANCE SUBMITTAL REQUIREMENTS - FOR STAFF USE ON FILING DAY

Date Filed: 6/19/17 Case Number: C10-17-16
Reviewed by: H. THEALL/M. CASTRO BA public hearing date: 7/26/17
Project Name: AC MARIOTT HOTEL
Project Address: 151 E BROADWAY Zone: OCE-2

- ☒ **BOARD OF ADJUSTMENT APPLICATION FORM**
(Signed by the Property Owner or Authorized Agent - include letter of authorization)
- ☒ **BOARD OF ADJUSTMENT FINDINGS ATTACHMENT**
(All Findings "1" through "7" must be answered in full)
- ☒ **APPLICANT'S VARIANCE LIST TO THE BOARD**
(Numbered list indicating UDC regulation - What this regulation requires - What is actually provided)
- ☐ **PROJECT DESCRIPTION**
(Narrative description of project by the applicant)
- ☒ **RELATED UDC PROCESS DECISION OR RECOMMENDATION LETTERS**
(ParkWise TEAM, Historic Plans Review Subcommittee, Special Exception, SCZ, Rezoning, etc.)
- ☒ **FINAL UDC (zoning) COMPLIANCE REVIEW COMMENTS**
(Final UDC compliance review comments made on Permit card, CDRC Comments or by Memo)
- ☐ **PROOF OF APPLICANT'S MAIL NOTICE AND MEETING**
(Proof of mailing - Copy of letter to neighbors - Summary of onsite meeting with sign-in sheet)
- ☒ **15 FOLDED COPIES OF PROJECT SITE PLAN***
(Detailed plan that was submitted to PDSD for final UDC compliance review comments)
- ☒ **15 FOLDED COPIES OF PROJECT BUILDING ELEVATION AND/OR FLOOR PLANS**
(If applicable to the project's variance request - Ask Zoning Admin staff at PDSD if unsure)
- ☐ **15 FOLDED COPIES OF PROJECT LANDSCAPE PLAN**
(If applicable to the project's variance request - Ask Zoning Admin staff at PDSD if unsure)
- ☒ **IF FULL SIZE PLANS ARE PROVIDED ALSO INCLUDE ONE (1) EACH AT 11" x 17"**
- ☒ **PIMA COUNTY ASSESSOR'S PROPERTY PRINTOUT(S)**
- ☒ **PIMA COUNTY ASSESSOR'S LOT AND BLOCK MAP**
- ☒ **OTHER: DIGITAL COPY**
- ☒ **BOARD OF ADJUSTMENT FILING FEES**

Applications to the B/A that include **LANDSCAPE, SCREEN or SCENIC ROUTE** variances or **APPEALS** must also submit an application for DRB review. Include the following:

DRB SUBMITTAL ITEMS (DRB- - for:).
Case Number Meeting Date

- ☐ **DRB FILING FEES**
- ☐ **DRB APPLICATION FORM**
- ☐ **FINAL UDC COMPLIANCE REVIEW COMMENTS**
- ☐ **APPLICANT'S VARIANCE/DDO LIST TO THE DRB**
- ☐ **PROJECT INFORMATION ATTACHMENT**
- ☐ **8 SETS OF PROPERTY PHOTOS**
- ☐ **8 SETS OF PROJECT SITE AND/OR BUILDING ELEVATION PLANS**
- ☐ **8 SETS OF PROJECT LANDSCAPE PLANS**
- ☐ **IF FULL SIZE PLANS ARE PROVIDED ALSO INCLUDE ONE (1) EACH AT 11" X 17"**
- ☐ **PIMA COUNTY ASSESSOR'S PROPERTY PRINTOUT(S)**
- ☐ **PIMA COUNTY ASSESSOR'S LOT AND BLOCK MAP**
- ☐ **OTHER:**

SUBMITTAL COMMENTS BY STAFF:

BOARD OF ADJUSTMENT APPLICATION

PROPERTY INFORMATION

PROJECT NAME: AC Hotel Tucson

(For example: Al's Bar & Grill, Brown Residence Carport Addition, or Palo Verde Shopping Center, etc.)

PROJECT ADDRESS: 151 E. Broadway Blvd. Tucson, AZ 85701

(Note: If the site is vacant ask Pima Co. Addressing, 201 N. Stone, for an Administrative Address)

ZONING OF PROPERTY e.g. R-1, C-2, O-3, I-1 Authorized, etc: OCR-2

PROJECT TYPE (check all that apply):

☒ (X) New building on vacant land

☐ () New addition to existing building

☐ () Existing building needs permits

☐ () New building on developed land

☐ () Change of Use to existing building

☐ () Other _____

RELATED APPLICATIONS (check all that apply and provide case numbers):

☐ () Board of Adjustment C10- _____

☐ () HPZ _____

☐ () DDO _____

☐ () Rezoning C9- _____

☐ () SE _____

☐ () Other _____

LIST ALL RELATED PERMIT ACTIVITY NUMBER/S DP14-0147, T14CM06599, T15CM02281,

T16TC00134, T17OT00223, T17OT00474

APPLICANT INFORMATION:

AGENT (The person authorized to process the application on behalf of the property owner):

NAME: Swaim Associates, LTD. – Mike Culbert

ADDRESS/ZIP: 7350 E. Speedway #210, Tucson, Arizona 85710

BUSINESS EMAIL: mculbert@swaimaia.com

BUS. PHONE: (520) 326-3700

FAX: (520) 326-1148

[PROPERTY OWNER/S (If ownership is in escrow, please note)]:

NAME: 5 North 5th Hotel LLC – Rudy Dabdoub

MAILING ADDRESS: 2140 W. Moore Rd.

Tucson, Arizona

ZIP: 85755-8390

[SIGNATURE OF PROPERTY OWNER OR ATTACH LETTER OF AUTHORIZATION FOR AGENT]:



(NOTE: REQUIRED BY BOARD RULES)

ACTIVITY NUMBER: T17OT00474

sign permit review
B/A CASE NUMBER: C10- 17 - 16

BA Activity #T17SA00258

BOARD OF ADJUSTMENT - REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

Downtown infill projects which require that parking be included create a density issue not seen at other locations outside of downtown. This project is a prime example where the building height/size was dictated by site constraints. This extra building height and placement of the hotel entrance created the special circumstances of needing to over-size the letters so they are clearly visible on the building façade.

2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

The special circumstances on this project were caused not only by the site constraints described above but also by the standards required for the AC Brand by Marriott. Some of those standards could NOT be met and the design team has limited this request to only those items supported by the City of Tucson staff.

3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

It is our anticipation that the variances requested on this project will become standard items on future high-rise downtown projects that must build up to make the project viable. Taller buildings require larger signage and we anticipate this request to become the standard on future high-rise buildings.

4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

The UDC was developed to cover the entire community and buildings of all sizes not specifically the downtown area. In the downtown area where high-rise construction is encouraged, signage will need to be reviewed on a case by case basis to verify appropriate scale of signage for the proposed new building. As stated above, taller buildings require larger signage so the building sign is not lost within the façade.

5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

The requested variances for the signage will have no impact on the neighborhood.

6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,

The proposed signs in question will not impact adjacent properties when related to light, air, congestion or property values.

7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

The variances requested represent the best design solution for this project considering City of Tucson requirements and Marriott Standards. All options have been considered by the design team and the proposed solutions represent minimal modifications to the sign code requirements.

B/A CASE NUMBER: C10- 17 - 16

APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

Variance request to the Board of Adjustments covers two signs, the information below is separated by those two signs even though the request is the same, the applicable height information varies based on the sign.

1. **South Canopy sign:** Sign faces Broadway and is above the secondary entrance to the hotel.

Section 3-59.C.2 has a maximum height of 15'-0" from the sidewalk to the top of sign.

Project requests a variance to increase the maximum height from 15' to 16'-0" to the top of sign

Section 3-59.C.3 requires that the letters be attached directly to the canopy. Project requests a variance to allow the letters to be mounted on an electrical raceway raising them above the canopy by a maximum of 6".

2. **East Canopy sign:** Sign faces 5th Avenue and is above the main entrance to the hotel.

Section 3-59.C.2 has a maximum height of 15'-0" from the sidewalk to the top of sign.

Project requests a variance to increase the maximum height from 15' to 30'-0" to the top of sign

Section 3-59.C.3 requires that the letters be attached directly to the canopy. Project requests a variance to allow the letters to be mounted on an electrical raceway raising them above the canopy by a maximum of 6".

Section 3-59.C.1 has a maximum letter height of 18". Project requests a variance to increase the letter size to 24" in height.

Section 3-59.C.2.a has a maximum height above the canopy of 2'-0". Project requests a variance to increase that height to 2'-6" above the canopy. This amount includes the 6" raceway plus the 24" tall letters for a total of 30" or 2'-6".

B/A CASE NUMBER: C10- 17 - 16

PROJECT DESCRIPTION

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

AC is a new brand from Marriott hotel chains and the AC Hotel Tucson is one of the first dozen

applications approved. The hotel site is located at 151 E. Broadway which is along Broadway

Boulevard between Arizona Avenue to the west and 5th Avenue to the east. The project site is a

MDC

1.06

total of ~~0.69~~ acres not including the existing building along Congress which is on a separate parcel.

The property is Zoned OCR-2 and did not require a change in zoning. Hotel building has a total of

eight stories with Hotel Reception, Lobby, AC Breakfast, AC Bar and meeting rooms located on the

ground floor along with approximately 4,500 SF of retail space. Floors two through five are parking

garage with approximately 200 parking spaces. Floors six through eight are the hotel floors

containing 136 guest rooms, with small pool, fitness and bar located on the sixth floor.

The building itself is approximately 93' tall and is approximately 190' in length along Broadway and

is approximately 132' in length along 5th Avenue.

B/A CASE NUMBER: C10- 17 - 16

September 16, 2014



**CITY OF
TUCSON**

Zoning
Administration
PDSD

Jeff Hunt
Cypress Civil Development
2102 North Country Club Rd, Bldg #9
Tucson, AZ 85716

Dear Mr. Hunt:

Subject: AC Hotel Broadway-New Construction; Hotel Accommodation; Mixed Use Retail; Restaurant and Parking-151 East Broadway Boulevard-OCR-2

Your application has been ACCEPTED for Rio Nuevo Downtown Zone Review as: **RND-14-21**.

Date Application Accepted: **September 15, 2014**

Date Historical Commission Recommendations due: September 25, 2014

COMMISSION COURTESY REVIEW IS SCHEDULED FOR SEPTEMBER 25, 2014 AT 1:00 P.M. IN THE 4TH FLOOR CONFERENCE ROOM, JOEL D. VALDEZ MAIN LIBRARY, AND 101 NORTH STONE AVENUE, TUCSON, ARIZONA 85701. PLEASE ATTEND.

Date Design Review Board (DRB) Recommendations due: October 3, 2014

DESIGN REVIEW BOARD IS SCHEDULED FOR OCTOBER 3, 2014 AT 7:30 A.M. IN THE PUBLIC WORKS BUILDING, 3RD FLOOR NORTH CONFERENCE ROOM, AND 201 NORTH STONE AVENUE, TUCSON, ARIZONA 85701. PLEASE ATTEND

Date PDSD Director's decision due: October 10, 2014

The decision of the Planning & Development Services Department Director (PDSD) may be appealed to the Board of Adjustment by filing intent to appeal within fourteen (14) days of that decision with the Zoning Administrator. If you have any questions and/or further information, please call the Zoning Administration staff: Frank Dillon at 837 6957 or Michael Taku at 837 4963.

Sincerely,


Michael Taku
Planner

RND_14-21: mt/pi

c: Teresita Majewski, Tucson-Pima County Historical Commission, Chair
Jonathan Mabry, COT/Historic Program Manager

October 6, 2014



CITY OF
TUCSON

Zoning
Administration
Division

Planning &
Development
Services
Department
(PDSD)

Jeff Hunt
Cypress Civil Development
2102 North Country Club Rd, Bldg #9
Tucson, AZ 85716

Dear Mr. Hunt:

Subject: RND-14-21 – 151 E. Broadway Boulevard – Hunt – AC Hotel Broadway – Proposed new construction; hotel accommodation; mixed use retail; restaurant and parking. (Rio Nuevo District)

The proposed new hotel and associated uses was reviewed by the Tucson-Pima County Historical Commission Plans Review Subcommittee as a Courtesy review on September 25, 2014 and by the City of Tucson Design Review Board on October 6, 2014 for compliance with the Rio Nuevo and Downtown (RND) overlay zone design criteria, for recommendation to the Planning and Development Services Department Director.

Pursuant to provisions of Section 5.8 and RND 5.11 of the City of Tucson Unified Development Code, the application has been:

APPROVED as shown on the submitted plan and drawings subject to the following conditions:

- 1) Trees to be installed at a minimum in a 36 inches box where feasible;
- 2) Screen parking as much as possible from public view;
- 3) Provide three (3) copies of working drawings to the Zoning Administration at the time of permit sign-off, and
- 4) Obtain the appropriate permits within one (1) year of the Director's decision.

The decision of the Planning & Development Services Department Director (PDSD) may be appealed to the Board of Adjustment by filing intent to appeal within fourteen (14) days of that decision with the Zoning Administration. No building permit will be issued prior to the expiration of the appeal period. If you have any questions and/or further information, please call the Zoning Administration staff: Frank Dillon at 837 6957 or Michael Taku at 837 4963.

Sincerely,

Ernest A. Duarte
Director

EAD: MT/rnd-14-21

October 06, 2014

c: Teresita Majewski , Tucson-Pima County Historical Commission, Chair
Jonathan Mabry, COT/Historic Program Manager

***** **PLEASE NOTE** *****

*Plans **MUST** be approved by the Zoning Administration **PRIOR** to submitting for a permit at the Development Services Center. Plans are approved on the 2nd floor of Public Works Building, 201 North Stone Avenue. Please call for an appointment with the staff member who has processed your case.*



CITY OF
TUCSON

Planning Development Services Department (PDSD)
Zoning Administration Division
201 North Stone Avenue, Tucson, Arizona 85701

***** NOTICE OF DIRECTOR'S DECISION ON THE
IID-MDR REQUEST***
EFFECTIVE DATE: October 2, 2014**

CASE NO. THE PROJECT

MDR-14-02 AC HOTEL, 151 EAST BROADWAY BOULEVARD, C-3 & I-1 (T14SA00313)

The Project

The proposed project is a 7-story hotel with 3 levels of lodging, 3 levels of parking and a ground level consisting of hotel operations and mixed use retail or restaurant tenant spaces available for future development. The project is bounded to the south by Broadway Boulevard, to the west by Arizona Avenue and to the east by 5th Avenue. The project site is approximately 0.5 acres.

The project is located within the Downtown Core Subdistrict of the Downtown Area Infill Incentive District (IID), which allows exemptions from certain development regulations in accordance with Section 5.12.5 (Downtown Area Infill Incentive District) of the Tucson Unified Development Code.

The Applicant's Request

Pursuant to Section 5.12.5.B (Downtown Core Subdistrict – Exemptions), the applicant requests the following:

1. THIS PROJECT IS SEEKING RELIEF FROM MS&R SETBACKS SECTION 5.4;

Justification: Per UDC Section 5.12.5.B.1 – relief from MS&R setbacks is allowed for projects within the DCS. Relief from the MS&R setback requirements would allow this Development to maintain setback distances congruent with the surrounding buildings within this development zone.

2. THIS PROJECT IS SEEKING RELIEF FROM MINIMUM PERIMETER YARD STANDARDS AS PROVIDED IN SECTION 6.3;

Justification: Per UDC Section 5.12.5.B.3 – relief from minimum perimeter yard standards is allowed for projects within the DCS. Relief from the MS&R setback requirements would allow this Development to maintain minimum perimeter yard dimensions congruent with the surrounding buildings within this development zone. This project is not within a Development Transition area.

3. THIS PROJECT IS SEEKING RELIEF FROM MAXIMUM LOT COVERAGE STANDARDS AS PROVIDED IN SECTION 6.3;

Justification: Per UDC Section 5.12.5.B.4 – relief from maximum lot coverage standards is allowed for projects within the DCS. Relief from the lot coverage requirements would allow this Development to maintain a buildable footprint congruent with the surrounding buildings within this development zone.

4. THIS PROJECT IS SEEKING RELIEF FROM MOTOR VEHICLE AND BICYCLE PARKING AS PROVIDED IN SECTION 7.4;

Justification: Per UDC Section 5.12.5.B.6 – relief from minimum vehicular and bicycle parking standards is allowed for projects within the DCS. Relief from the parking requirements would allow this Development to maintain a buildable footprint congruent with the surrounding buildings within this development zone. Also, within the DCS, projects rely on the density of an urban population with access to public transportation or the ability to reach destinations on foot or by bicycle. The project will be providing 200 spaces in the form of a multi-story parking garage and will also provide the typical required number of bicycle parking spaces per UDC Section 7.3.

5. THIS PROJECT IS SEEKING RELIEF FROM OFF-STREET LOADING STANDARDS AS PROVIDED IN SECTION 7.5;

Justification: Per UDC Section 5.12.5.B.7 – relief from off-street loading standards is allowed for projects within the DCS. Relief from the off-street loading requirements would allow this Development to maintain current, downtown loading and unloading standards congruent with the surrounding area. Loading and Unloading within the DCS is encouraged at off-hours and times when traffic is not at its peak.

6. THIS PROJECT IS SEEKING RELIEF FROM LANDSCAPING AND SCREENING STANDARDS AS PROVIDED IN SECTION 7.6;

Justification: Per UDC Section 5.12.5.B.8 – relief from landscaping and screening standards is allowed for projects within the DCS. Relief from landscaping and screening requirements would allow this Development to maintain a buildable footprint congruent with the surrounding buildings within this development zone. Existing landscaping solutions in the DCS involve tree planting in the public right-of-way, shade from building envelopes and pedestrian amenities like benches and pedestrian scale lighting. Parking within the garage structure is screened from the public right-of-way by use of architectural curtain wall design. p. 3 of 3 dated 09-22-2014 RE: AC Hotel Broadway – IID Exemptions Letter City of Tucson Development Services Department

7. THIS PROJECT IS SEEKING RELIEF FROM MINIMUM PARKING WIDTH STANDARDS AS PROVIDED IN SECTION 7.4.6.D.2.b;

Justification: Per UDC Section 7.4.6.D.2.b – *A motor vehicle off-street parking space must have a minimum width of ten feet when the side(s) of the parking space abuts a vertical barrier over six inches in height, other than a vertical support for a carport.* Relief from minimum parking space widths where said parking spaces are adjacent to parking garage columns will allow for maximized parking within the parking garage structure. This relief is possible if the parking garage support column is interpreted as the same element in nature as a carport support. The concept remains that the space between the columns, along the long side of the vehicle, will be maintained open for vehicle user ingress/egress.

8. THIS PROJECT IS SEEKING RELIEF FROM PEDESTRIAN CIRCULATION STANDARDS AS PROVIDED IN SECTION 5.11.5.A.3.a(1);

Justification: Per UDC Section 5.11.5.A.3.a(1) – *All parking area access lanes (PAALs) adjacent to buildings shall have pedestrian circulation paths between the PAAL and the building, with a minimum width of six feet.* Relief from this requirement is being sought along Arizona Avenue. Arizona Avenue is intended to be primarily service and emergency access in the future. Pedestrians from this Development would have to cross the parking garage entrance/exit to gain access to Arizona Avenue and this pedestrian conflict should be minimized. More appropriate and convenient routes for pedestrian traffic have been provided to 5th Avenue that

allow for quick access to Sun-Link facilities, bike racks and higher density retail/restaurant locations along Congress Street (to the north) and Broadway Boulevard (to the south).

PDSB Director's Decision

The applicant's requested exemptions are approved with the following notes based on a finding that the public safety or health will not be jeopardized as required by Section 5.12.5.B.

Notes:

1. This approval applies only to the requested exemptions and does not constitute approval of a building permit. Compliance with all other applicable zoning and building code requirements is required. Changes made to the plan in order to achieve compliance with these other code requirements, including the solid waste and recycling collection standards, or that affect the exemption request may require another review for compliance with the IID requirements.



Ernie Duarte, Director
Planning & Development Services Department

For further information, please call Frank Dillon at (520) 837-6957.



Pima County Geographic Information Systems

Parcel 117-06-7480

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address	Legal description
117-06-7480 5 NORTH 5TH HOTEL LLC	AC HOTEL TUCSON CONDOMINIUM
2140 W MOORE RD TUCSON AZ 85755-8390	UNIT 1 SQ20152370543

Situs (property) address

[\(About situs addresses\)](#)

Street Address	Jurisdiction	Postal City	Zip Code	
30 S 5TH AV	TUCSON	TUCSON	85701	<input type="button" value="ZIP+4 Lookup"/>
34 S 5TH AV	TUCSON	TUCSON	85701	<input type="button" value="ZIP+4 Lookup"/>

Information for this parcel

- For **Assessor parcel details**, copy and paste Parcel ID **117067480** into the [Pima County Assessor's "Quick Search"](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Sequence Number 20152320359.
 - [Voter Precinct and Districts](#) - Using 30 S 5TH AVE
- [Subdivision Plat Map](#) for Sequence Number 20152370543.
- Pima County [Sanitary Sewer Connection Search](#)
- **Permits** from [Pima County Development Services](#).
 - [Permit Database Search](#)
 - [Historical Permit Cards](#) - Prior to about 1998
- [Development Activity Records](#) (permit, plat, rezoning) from City of Tucson DSD [Property Research Online](#).
- [Section Information and Maps](#) for Township 14S, Range 13E, Section 12.
This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.

- **Floodplain Information:**

- [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.
- City of Tucson jurisdiction. See [City of Tucson Floodplain Information](#) or call (520) 791-5609.

- [ZoomTucson](#) services and [ZoomBiz](#) incentives near this parcel from the [City of Tucson](#). These are also useful for many parcels outside of the City of Tucson.

Over 100 parcel details from GIS overlay analysis

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).






Airports Associations Census Comprehensive Plan-Pima Prospers Development Floodplain-Defined by Pima County RFCD Floodplain-FEMA Governmental Districts and Areas	Grids Incentive Zones Jurisdictions Landscape Classifications Miscellaneous Other Regulatory Areas Public Safety Schools	Sonoran Desert Conservation Plan Transportation Utilities Zoning
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Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.221429 degrees latitude, -110.967284 degrees longitude.
Parcel area	<p>This is only an estimate from GIS data.</p> <p>The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <hr/> <p>Approximately 0.11 acres or 4,671 square feet.</p>

Zoom to maps of the parcel's area

<div>PimaMaps</div> <ul style="list-style-type: none"> • Main map <div><small>Autodesk</small> MapGuide</div> <ul style="list-style-type: none"> • Main map • Orthophoto map <div>City of Tucson</div> <ul style="list-style-type: none"> • MapTucson 	<div>Oblique Aerial Photos</div> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <div>  PICTOMETRY <small>INTELLIGENT IMAGES</small> Pictometry Photos (Legacy Internet Explorer Viewer) Learn more </div>	<div>  Area Map </div> <div>  Area Map </div> <div>  Area Map </div>
	<div>  Bing Maps Photos </div> <p>If you don't see the oblique photo,</p>	



Pima County Geographic Information Systems

Parcel 117-06-7490

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Mail name and address	Legal description
117-06-7490 5 NORTH 5TH HOTEL LLC 2140 W MOORE RD TUCSON AZ 85755-8390	AC HOTEL TUCSON CONDOMINIUM UNIT 2 SQ20152370543

Situs (property) address

[\(About situs addresses\)](#)

Street Address	Jurisdiction	Postal City	Zip Code	
151 E BROADWAY BL	TUCSON	TUCSON	85701	ZIP+4 Lookup

Information for this parcel

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- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Sequence Number 20152320360.
 - [Voter Precinct and Districts](#)
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- Pima County [Sanitary Sewer Connection Search](#)
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 - [Permit Database Search](#)
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 - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.

- City of Tucson jurisdiction. See [City of Tucson Floodplain Information](#) or call (520) 791-5609.
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Over 100 parcel details from GIS overlay analysis

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Airports Associations Census Comprehensive Plan-Pima Prosper Development Floodplain-Defined by Pima County RFCD Floodplain-FEMA Governmental Districts and Areas	Grids Incentive Zones Jurisdictions Landscape Classifications Miscellaneous Other Regulatory Areas Public Safety Schools	Sonoran Desert Conservation Plan Transportation Utilities Zoning
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Parcel area	<p>This is only an estimate from GIS data.</p> <p>The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <p>Approximately 0.17 acres or 7,539 square feet.</p>

Zoom to maps of the parcel's area

<div>PimaMaps</div> <ul style="list-style-type: none"> • Main map <div>Autodesk MapGuide</div> <ul style="list-style-type: none"> • Main map • Orthophoto map <div>City of Tucson</div> <ul style="list-style-type: none"> • MapTucson 	<div>Oblique Aerial Photos</div> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <div>  PICTOMETRY <small>INTELLIGENT IMAGES</small> Pictometry Photos (Legacy Internet Explorer Viewer) Learn more </div> <div>  Bing Maps Photos </div> <p>If you don't see the oblique photo, pick "Bird's Eye".</p>	<div>  Area Map </div> <div>  Area Map </div> <div>  Area Map </div>
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Pima County Geographic Information Systems

Parcel 117-06-7500

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address	Legal description
117-06-7500 5 NORTH 5TH HOTEL LLC	AC HOTEL TUCSON CONDOMINIUM
2140 W MOORE RD TUCSON AZ 85755-8390	UNIT 3 SQ20152370543

Situs (property) address

[\(About situs addresses\)](#)

Street Address	Jurisdiction	Postal	City	Zip Code
There is no situs address information.				

Information for this parcel

- For **Assessor parcel details**, copy and paste Parcel ID **117067500** into the [Pima County Assessor's "Quick Search"](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Sequence Number 20152320360.
 - **Voter Precinct and Districts** are not available because there is no parcel situs address information.
- [Subdivision Plat Map](#) for Sequence Number 20152370543.
- Pima County [Sanitary Sewer Connection Search](#)
- **Permits** from [Pima County Development Services](#).
 - [Permit Database Search](#)
 - [Historical Permit Cards](#) - Prior to about 1998
- [Development Activity Records](#) (permit, plat, rezoning) from City of Tucson DSD [Property Research Online](#).
- [Section Information and Maps](#) for Township 14S, Range 13E, Section 12.
This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information:**
 - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.

- o City of Tucson jurisdiction. See [City of Tucson Floodplain Information](#) or call (520) 791-5609.
- ZoomTucson is not available because there is no parcel situs address information.

Over 100 parcel details from GIS overlay analysis

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).






Airports Associations Census Comprehensive Plan-Pima Prospers Development Floodplain-Defined by Pima County RFCD Floodplain-FEMA Governmental Districts and Areas	Grids Incentive Zones Jurisdictions Landscape Classifications Miscellaneous Other Regulatory Areas Public Safety Schools	Sonoran Desert Conservation Plan Transportation Utilities Zoning
--	---	---

Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.221546 degrees latitude, -110.967604 degrees longitude.
Parcel area	<p>This is only an estimate from GIS data.</p> <p>The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <hr/> <p>Approximately 0.28 acres or 12,208 square feet.</p>

Zoom to maps of the parcel's area

<div>PimaMaps</div> <ul style="list-style-type: none"> • Main map <div>Autodesk MapGuide</div> <ul style="list-style-type: none"> • Main map • Orthophoto map <div>City of Tucson</div> <ul style="list-style-type: none"> • MapTucson 	<div>Oblique Aerial Photos</div> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <div>  PICTOMETRY <small>INTELLIGENT IMAGES</small> Pictometry Photos (Legacy Internet Explorer Viewer) Learn more </div> <div>  Bing Maps Photos </div> <p>If you don't see the oblique photo, pick "Bird's Eye".</p>	<div>  Area Map </div> <div>  Area Map </div> <div>  Area Map </div>
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Pima County Geographic Information Systems

Parcel 117-06-7510

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address	Legal description
117-06-7510 5 NORTH 5TH HOTEL LLC	AC HOTEL TUCSON CONDOMINIUM SQ20152370543
2140 W MOORE RD TUCSON AZ 85755-8390	CE A & B & LTD CE A-C (PRIVATE DRIVES / PRIVATE AMENITIES / PUBLIC ACCESS / COMMERCIAL AMENITIES)

Situs (property) address

([About situs addresses](#))

Street Address	Jurisdiction	Postal	City	Zip Code
There is no situs address information.				

Information for this parcel

- For **Assessor parcel details**, copy and paste Parcel ID **117067510** into the [Pima County Assessor's "Quick Search"](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Sequence Number 20152320360.
 - **Voter Precinct and Districts** are not available because there is no parcel situs address information.
- [Subdivision Plat Map](#) for Book 3, Page 71.
- Pima County [Sanitary Sewer Connection Search](#)
- **Permits** from [Pima County Development Services](#).
 - [Permit Database Search](#)
 - [Historical Permit Cards](#) - Prior to about 1998
- [Development Activity Records](#) (permit, plat, rezoning) from City of Tucson DSD [Property Research Online](#).
- [Section Information and Maps](#) for Township 14S, Range 13E, Section 12.
This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information:**
 - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.

- City of Tucson jurisdiction. See [City of Tucson Floodplain Information](#) or call (520) 791-5609.
- ZoomTucson is not available because there is no parcel situs address information.

Over 100 parcel details from GIS overlay analysis

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).






Airports Associations Census Comprehensive Plan-Pima Prospers Development Floodplain-Defined by Pima County RFCD Floodplain-FEMA Governmental Districts and Areas	Grids Incentive Zones Jurisdictions Landscape Classifications Miscellaneous Other Regulatory Areas Public Safety Schools	Sonoran Desert Conservation Plan Transportation Utilities Zoning
--	---	---

Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.221684 degrees latitude, -110.967367 degrees longitude.
Parcel area	<p>This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <p>Approximately 0.06 acres or 2,447 square feet.</p>

Zoom to maps of the parcel's area

<div>PimaMaps</div> <ul style="list-style-type: none"> • Main map <div>Autodesk MapGuide</div> <ul style="list-style-type: none"> • Main map • Orthophoto map <div>City of Tucson</div> <ul style="list-style-type: none"> • MapTucson 	<div>Oblique Aerial Photos</div> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <div>  PICTOMETRY Pictometry Photos (Legacy Internet Explorer Viewer) Learn more </div> <div>  Bing Maps Photos </div> <p>If you don't see the oblique photo, pick "Bird's Eye".</p>	<div>  Area Map </div> <div>  Area Map </div> <div>  Area Map </div>
---	---	--

AC HOTEL TUCSON
CONDOMINIUM UNITS 1-3
SEQ # 20152370543
RECORDED: AUGUST 25, 2015

*** THE FOLLOWING PLAT IS AN ANNOTATED VERSION
OF THE ORIGINAL DOCUMENT. IT HAS BEEN ALTERED
BY PIMA COUNTY DEVELOPMENT SERVICES TO SHOW
ADDITIONAL INFORMATION. ORIGINAL COPIES MAY BE
OBTAINED FROM THE PIMA COUNTY RECORDER ***

GENERAL NOTES

1. GROSS AREA OF SITE = 0.62 ACRES (27,196.5 SQ. FT.)
2. THE TOTAL NUMBER OF UNITS IS 3.
3. TOTAL MILES OF NEW PUBLIC STREETS ARE 0.0 MILES.
TOTAL MILES OF NEW PRIVATE STREETS ARE 0.0 MILES.
4. THERE WILL BE NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESSED APPROVAL OF THE CITY OF TUCSON.
5. GROUND FLOOR INFORMATION: GROUND FLOOR IS COMPRISED OF UNIT 1 (RETAIL USES), LIMITED COMMON ELEMENT ALLOCATED TO UNIT 3 OWNER FOR GROUND FLOOR HOTEL OPERATIONS, LIMITED COMMON ELEMENT ALLOCATED TO UNIT 2 OWNER FOR PARKING GARAGE ACCESS, GENERAL COMMON ELEMENTS AND COMMON ELEMENTS FOR SHARED PUBLIC USES.
6. UNIT INFORMATION: UNIT 2 INCLUDES THE PARKING GARAGE AREA AND LIMITED COMMON ELEMENTS FOR THE BENEFIT OF UNITS 1 AND 3.
7. UNIT INFORMATION: UNIT 3 INCLUDES THE HOTEL LODGING AND RECREATIONAL AREAS.
8. HORIZONTAL UNIT INFORMATION: THE HORIZONTAL LIMITS FOR UNIT 1 ARE ANNOTATED ON SHEET 2. THE HORIZONTAL LIMITS FOR UNIT 2 ARE ANNOTATED ON SHEETS 3 AND 4. THE HORIZONTAL LIMITS FOR UNIT 3 ARE ANNOTATED ON SHEET 5.
9. VERTICAL UNIT INFORMATION: THE VERTICAL LIMITS FOR UNITS 1, 2 AND 3 ARE SHOWN PER THE VERTICAL LIMIT DETAIL AT RIGHT, THIS SHEET.
10. COMMON ELEMENT "A" INCLUDES THE PRIVATE DRIVE, LANDSCAPE/SIDEWALK AREAS, STAIRWAYS, ELEVATORS AND ALL OTHER PORTIONS OF THE CONDOMINIUM DECLARATION EXHIBIT NOT SEPARATELY DESCRIBED AS UNIT 1, 2 OR 3.
11. COMMON ELEMENT "B" INCLUDES THE FIRE COMMAND ROOM, ELECTRICAL SERVICE ROOM AND TRASH COMPACTOR AREA SPECIFICALLY DEFINED ON SHEET 2.
12. LIMITED COMMON ELEMENT "a" INCLUDES THE SERVICE ELEVATOR AND GROUND FLOOR HOTEL OPERATIONS TO BENEFIT ONLY UNIT 3, AS SHOWN ON SHEETS 2, 3, 4 AND 5.
13. LIMITED COMMON ELEMENT "b" INCLUDES THE AREA WITHIN UNIT 2 TO BENEFIT ONLY UNITS 3, AS SHOWN ON SHEETS 3 AND 4.
14. LIMITED COMMON ELEMENT "c" INCLUDES THE UTILITIES SUPPORTING ONLY UNITS 1 AND 3, NOT SHOWN ON THIS PLAT.
15. THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENTED CENTERLINE OF BROADWAY BOULEVARD AS SHOWN ON THIS PLAT AND AS RECORDED IN BOOK 29, PAGE 98 OF SURVEYS, RECORDS OF PIMA COUNTY, ARIZONA. THE BEARING OF SAID LINE IS N 89°32'26" E.
16. ALL BOUNDARY DATA SHOWN ON THIS PLAT ARE MEASURED.

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE THE OWNERS AND THE ONLY PARTIES HAVING ANY INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

COMMON ELEMENT "A" (PRIVATE DRIVE AND OTHER COMMON ELEMENTS) AND COMMON ELEMENT "B" (PRIVATE AMENITIES AND PUBLIC ACCESS), AS SHOWN HEREON, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES AND DRAINAGE.

TITLE TO LAND OF COMMON ELEMENTS "A" AND "B" AND LIMITED COMMON ELEMENTS a, b, AND c SHALL BE VESTED AS UNDIVIDED INTEREST IN THE INDIVIDUAL UNIT OWNERS AS ESTABLISHED BY THE CONDOMINIUM DECLARATION FOR AC HOTEL TUCSON CONDOMINIUM. THE INDIVIDUAL UNIT OWNERS WILL ACCEPT RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, AND LIABILITY FOR COMMON ELEMENTS "A" AND "B" AND LIMITED COMMON ELEMENTS "a", "b", AND "c" WITHIN THIS SUBDIVISION.

WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS THE CITY OF TUCSON, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

5 NORTH 5TH HOTEL, LLC

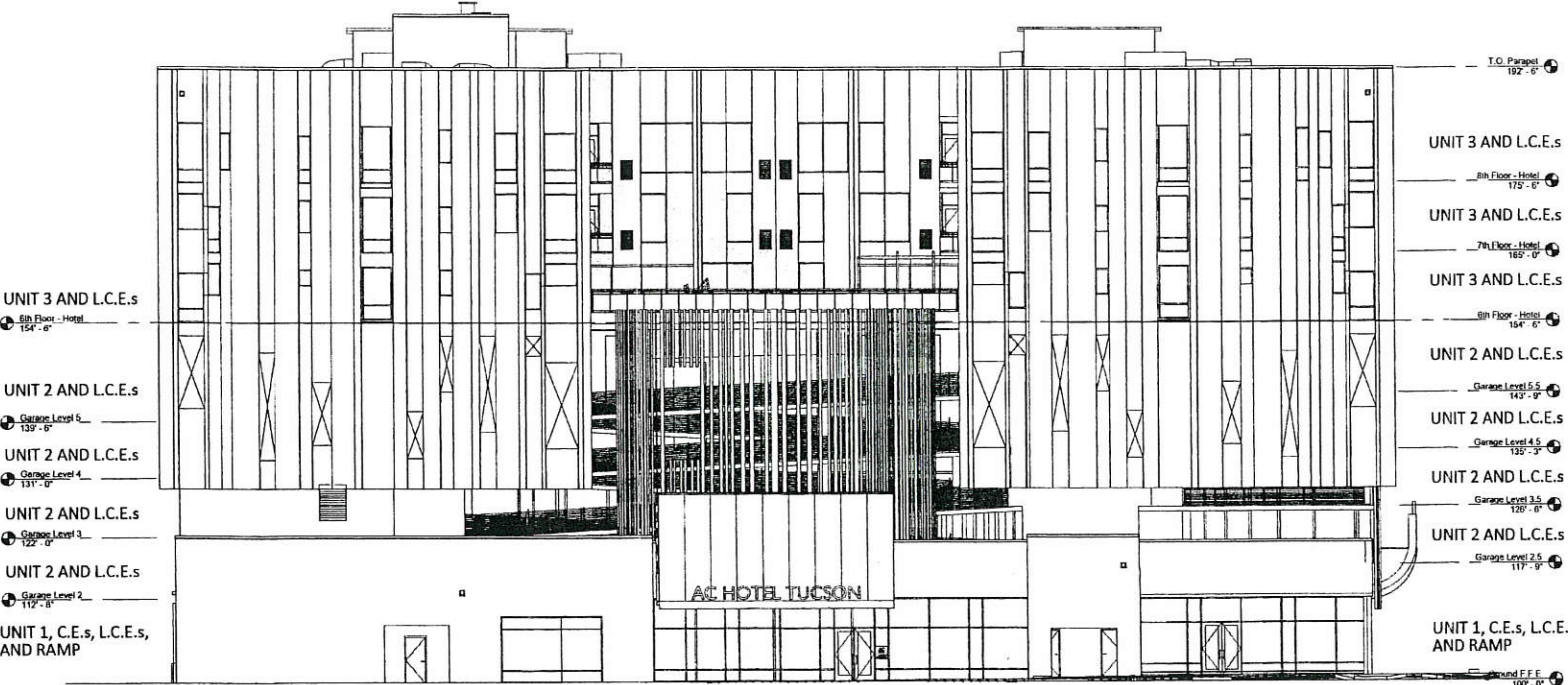
Scott Stiteler
SCOTT STITELER, MANAGER
(also known as Matthew Scott Stiteler)
SIGNATURE

ACKNOWLEDGMENTS

STATE OF ARIZONA } s.s.
COUNTY OF PIMA

ON THIS 25th DAY OF August 2015 BEFORE ME PERSONALLY APPEARED Scott Stiteler, who acknowledged him/herself to be the Manager, OFFICER OF 5 North 5th Hotel, LLC, and BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

10-16-19
MY COMMISSION EXPIRES
NOTARY PUBLIC



VERTICAL LIMITS DETAIL
SOUTH FACE

LEGAL DESCRIPTION - AC HOTEL TUCSON CONDOMINIUM SITE
THAT PORTION OF BLOCK 92 OF "CITY OF TUCSON", ACCORDING TO THE OFFICIAL SURVEY MAP AND FIELD NOTES OF SAID CITY, MADE AND EXECUTED BY S.W. FOREMAN, APPROVED AND ADOPTED BY MAYOR AND COMMON COUNCIL OF SAID CITY (THEN VILLAGE), PIMA COUNTY, ARIZONA ON JUNE 26TH, 1872, IN SECTION 12, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, A COPY WHICH IS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, RECORDED IN BOOK 3 OF MAPS AND PLATS AT PAGE 71 THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2" BRASS CAP SURVEY MONUMENT AT THE CENTERLINE INTERSECTION OF 5TH AVENUE AND BROADWAY BOULEVARD, FROM WHICH A 2" BRASS CAP SURVEY MONUMENT AT THE CENTERLINE INTERSECTION OF 6TH AVENUE AND BROADWAY BOULEVARD BEARS SOUTH 89°32'36" WEST 475.44 FEET DISTANT;

THENCE NORTH 00°26'21" WEST 39.35 FEET UPON THE CENTERLINE OF 5TH AVENUE;

THENCE SOUTH 89°33'39" WEST 39.60 FEET TO THE WEST RIGHT-OF-WAY OF 5TH AVENUE, TO THE SOUTHEAST CORNER OF BLOCK 92 OF SAID "CITY OF TUCSON" TO THE POINT OF BEGINNING;

THENCE NORTH 00°26'21" WEST 151.87 FEET UPON THE EAST LINE OF SAID BLOCK 92, UPON THE WEST RIGHT-OF-WAY OF SAID 5TH AVENUE;

THENCE SOUTH 83°37'58" WEST 84.45 FEET TO A CURVE, TURNING TO THE LEFT, CONCAVE TO THE SOUTH, WITH A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY UPON SAID CURVE THROUGH A DELTA ANGLE OF 4°15'27" AND AN ARC LENGTH OF 1.86 FEET;

THENCE SOUTH 79°22'30" WEST 13.94 FEET TO A CURVE, TURNING TO THE RIGHT, CONCAVE TO THE NORTH, WITH A RADIUS OF 10.00 FEET;

THENCE WESTERLY UPON SAID CURVE, THROUGH A DELTA ANGLE OF 10°15'27" AND AN ARC LENGTH OF 1.79 FEET;

THENCE SOUTH 89°37'58" WEST 23.32 FEET TO A CURVE, TURNING TO THE RIGHT, CONCAVE TO THE NORTH, WITH A RADIUS OF 13.00 FEET;

THENCE NORTHWESTERLY UPON SAID CURVE, THROUGH A DELTA ANGLE OF 23°04'26" AND AN ARC LENGTH OF 5.24 FEET SET TO A REVERSE CURVE, TURNING TO THE LEFT, CONCAVE TO THE SOUTH, WITH A RADIUS OF 37.00 FEET.

THENCE WESTERLY UPON SAID REVERSE CURVE, THROUGH A DELTA ANGLE OF 23°04'26" AND AN ARC LENGTH OF 14.90 FEET;

THENCE SOUTH 89°37'58" WEST 1.25 FEET;

THENCE NORTH 00°01'50" WEST 12.05 FEET;

THENCE SOUTH 86°46'07" WEST 39.44 FEET TO THE EAST RIGHT-OF-WAY OF ARIZONA AVENUE;

THENCE SOUTH 00°24'25" EAST 154.39 FEET UPON SAID EAST RIGHT-OF-WAY, TO THE NORTH RIGHT-OF-WAY OF BROADWAY BOULEVARD;

THENCE NORTH 89°32'26" EAST 105.06 FEET UPON SAID NORTH RIGHT-OF-WAY;

THENCE NORTH 89°37'58" EAST 79.82 FEET UPON SAID NORTH RIGHT-OF-WAY TO THE POINT OF BEGINNING.

- SHEET INDEX
- 1. GENERAL NOTES AND UNIT LIMIT DETAILS
 - 2. SITE PLAN VIEW UNIT 1 (GROUND FLOOR)
 - 3. SITE PLAN VIEW UNIT 2 (FLOORS 2-3.5)
 - 4. SITE PLAN VIEW UNIT 3 (FLOORS 4-5.5)
 - 5. SITE PLAN VIEW UNIT 3

CERTIFICATION OF BOUNDARY SURVEY
I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS MAP WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED.

TODD HOUT, RLS
ARIZONA REGISTRATION NO. 35543
POLARIS LAND SURVEYING, LLC
3528 N. FLOWING WELLS RD.
TUCSON, AZ 85705
(520) 322-6400



CERTIFICATION OF MAP
I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY DIRECTION.

JEFFREY P. HUNT, PE
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NUMBER 53640



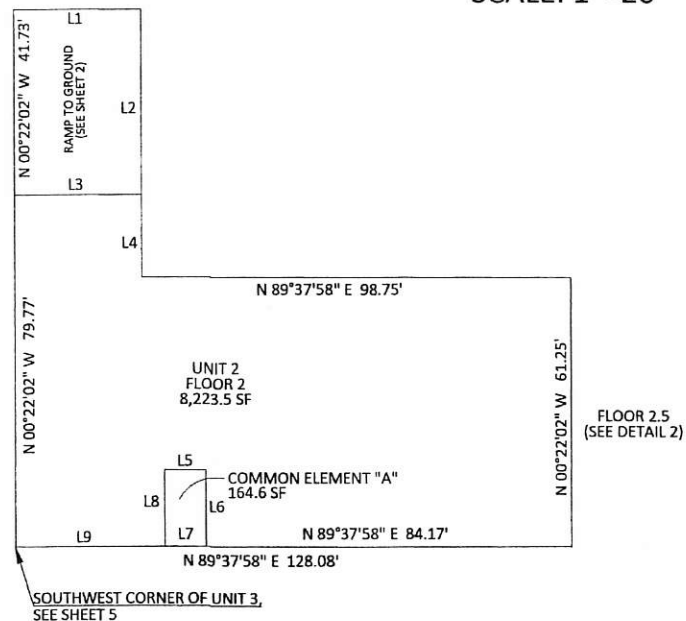
LEGEND

- EXISTING EASEMENT
- OTHER PROPERTY LINE
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- PROJECT BOUNDARY LINE
- PROPOSED UNIT BOUNDARY LINE
- SURVEY MONUMENTATION AS NOTED
- (R) RECORDED DIMENSION
- C.E. COMMENT ELEMENT
- L.C.E. LIMITED COMMENT ELEMENT

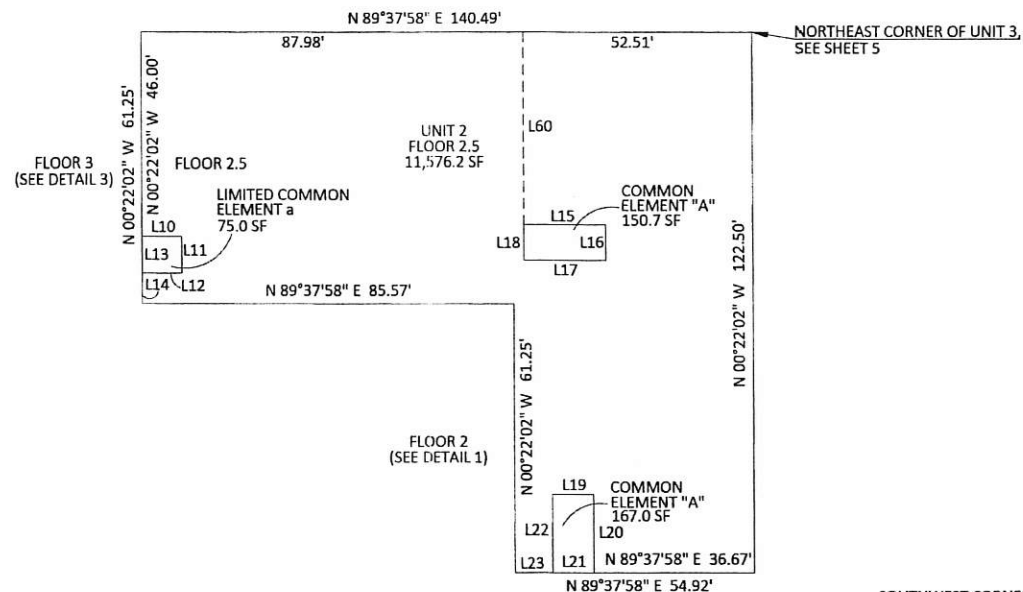
ANNOTATED COPY

CONDOMINIUM PLAT for
AC HOTEL TUCSON CONDOMINIUM
UNITS 1 THROUGH 3, COMMON ELEMENTS "A" (PRIVATE DRIVES AND OTHER COMMON ELEMENTS) AND "B" (PRIVATE AMENITIES/PUBLIC ACCESS) AND OTHER LIMITED COMMON ELEMENTS "a", "b" AND "c" (COMMERCIAL AMENITIES)

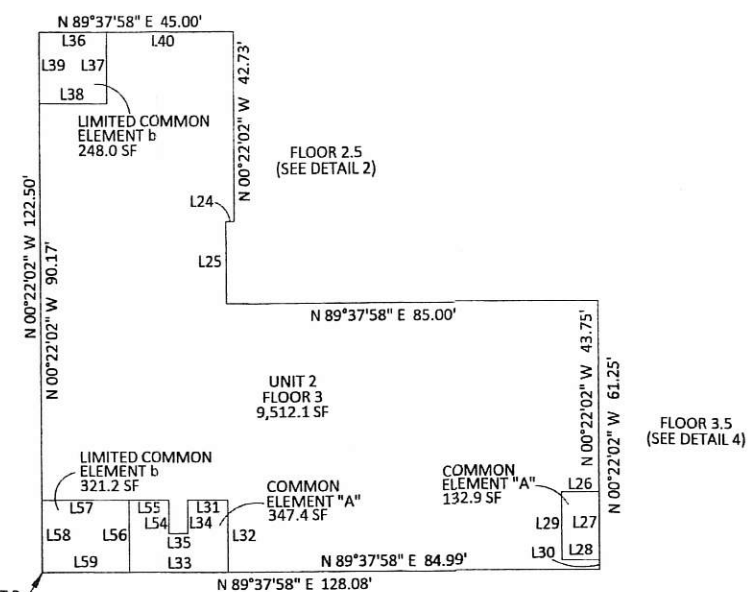
BEING A RESUBDIVISION OF LOTS 9 AND 12 AND A PORTION OF LOT 8 OF BLOCK 92 OF "CITY OF TUCSON", RECORDED IN BOOK 3 M&P, PAGE 71 WITHIN SECTION 12, TOWNSHIP 14 SOUTH, RANGE 13 EAST, G.&S.R.M. CITY OF TUCSON, PIMA COUNTY, ARIZONA



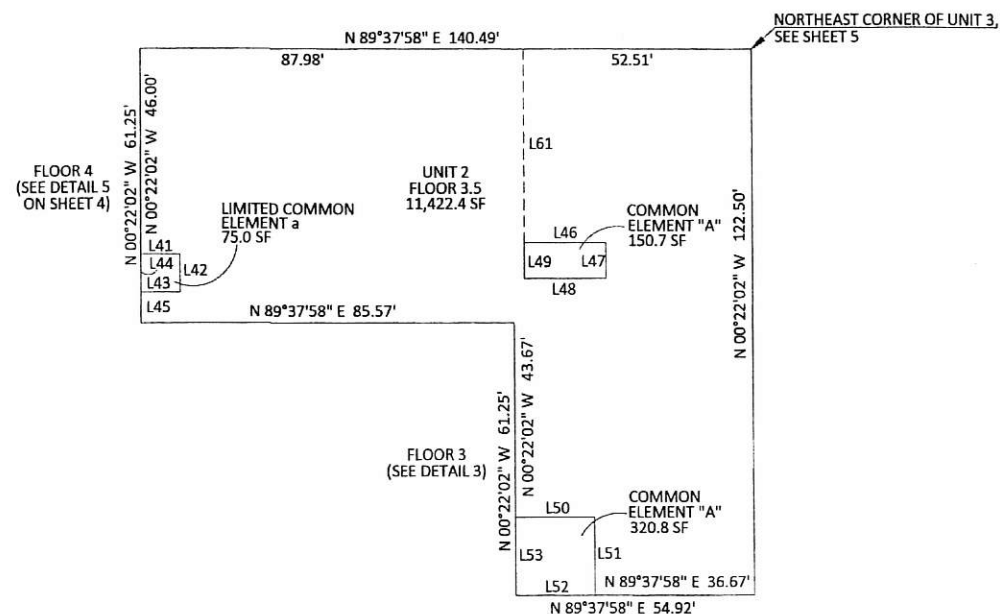
PARKING GARAGE FLOOR 2
DETAIL 1
SCALE: 1"=20'



PARKING GARAGE FLOOR 2.5
DETAIL 2
SCALE: 1"=20'



PARKING GARAGE FLOOR 3
DETAIL 3
SCALE: 1"=20'



PARKING GARAGE FLOOR 3.5
DETAIL 4
SCALE: 1"=20'

LINE TABLE		
LINE	LENGTH	ANGLE
L1	29.33'	N 89°37'58" E
L2	41.73'	N 00°22'02" W
L3	29.33'	N 89°37'58" E
L4	18.52'	N 00°22'02" W
L5	9.50'	N 89°37'58" E
L6	17.33'	N 00°22'02" W
L7	9.50'	N 89°37'58" E
L8	17.33'	N 00°22'02" W
L9	34.41'	N 89°37'58" E
L10	9.00'	N 89°37'58" E
L11	8.33'	N 00°22'02" W
L12	9.00'	N 89°37'58" E
L13	8.33'	N 00°22'02" W
L14	6.92'	N 00°22'02" W
L15	18.84'	N 89°37'58" E
L16	8.00'	N 00°22'02" W
L17	18.84'	N 89°37'58" E
L18	8.00'	N 00°22'02" W
L19	9.50'	N 89°37'58" E
L20	17.58'	N 00°22'02" W
L21	9.50'	N 89°37'58" E
L22	17.58'	N 00°22'02" W
L23	8.75'	N 89°37'58" E
L24	1.92'	N 89°37'58" E
L25	18.52'	N 00°22'02" W
L26	8.67'	N 89°37'58" E
L27	15.33'	N 00°22'02" W
L28	8.67'	N 89°37'58" E
L29	15.33'	N 00°22'02" W
L30	2.17'	N 00°22'02" W
L31	9.50'	N 89°37'58" E

LINE TABLE		
LINE	LENGTH	ANGLE
L32	16.33'	N 00°22'02" W
L33	23.42'	N 89°37'58" E
L34	7.50'	N 00°22'02" W
L35	4.67'	N 89°37'58" E
L36	15.50'	N 89°37'58" E
L37	16.00'	N 00°22'02" W
L38	15.50'	N 89°37'58" E
L39	16.00'	N 00°22'02" W
L40	29.50'	N 89°37'58" E
L41	9.00'	N 89°37'58" E
L42	8.33'	N 00°22'02" W
L43	9.00'	N 89°37'58" E
L44	8.33'	N 00°22'02" W
L45	6.92'	N 00°22'02" W
L46	18.84'	N 89°37'58" E
L47	8.00'	N 00°22'02" W
L48	18.84'	N 89°37'58" E
L49	8.00'	N 00°22'02" W
L50	18.25'	N 89°37'58" E
L51	17.58'	N 00°22'02" W
L52	18.25'	N 89°37'58" E
L53	17.58'	N 00°22'02" W
L54	7.50'	N 00°22'02" W
L55	9.25'	N 89°37'58" E
L56	16.33'	N 00°22'02" W
L57	19.67'	N 89°37'58" E
L58	16.33'	N 00°22'02" W
L59	19.67'	N 89°37'58" E
L60	42.80'	N 00°22'02" W
L61	42.80'	N 00°22'02" W

ALL GARAGE FLOORS
REPRESENT UNIT 2

FOR BOUNDARY AND SURVEY
INFORMATION, SEE SHEET 2 AND
LEGEND, SHEET 1

CYPRESS PROJECT NO: 14.062



2102 north country club road
suite #9
tucson, arizona 85716
p: 520.991.5213
e: kmhall@cypresscivil.com

CONDOMINIUM PLAT for
AC HOTEL TUCSON CONDOMINIUM
UNITS 1 THROUGH 3, COMMON ELEMENTS "A" (PRIVATE
DRIVES AND OTHER COMMON ELEMENTS) AND "B" (PRIVATE
AMENITIES/PUBLIC ACCESS) AND OTHER LIMITED COMMON
ELEMENTS "a", "b" AND "c" (COMMERCIAL AMENITIES)

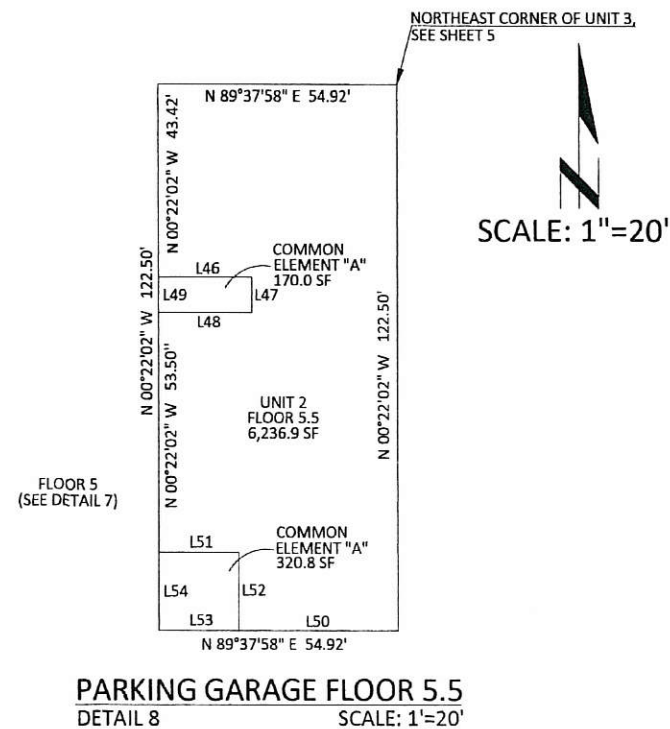
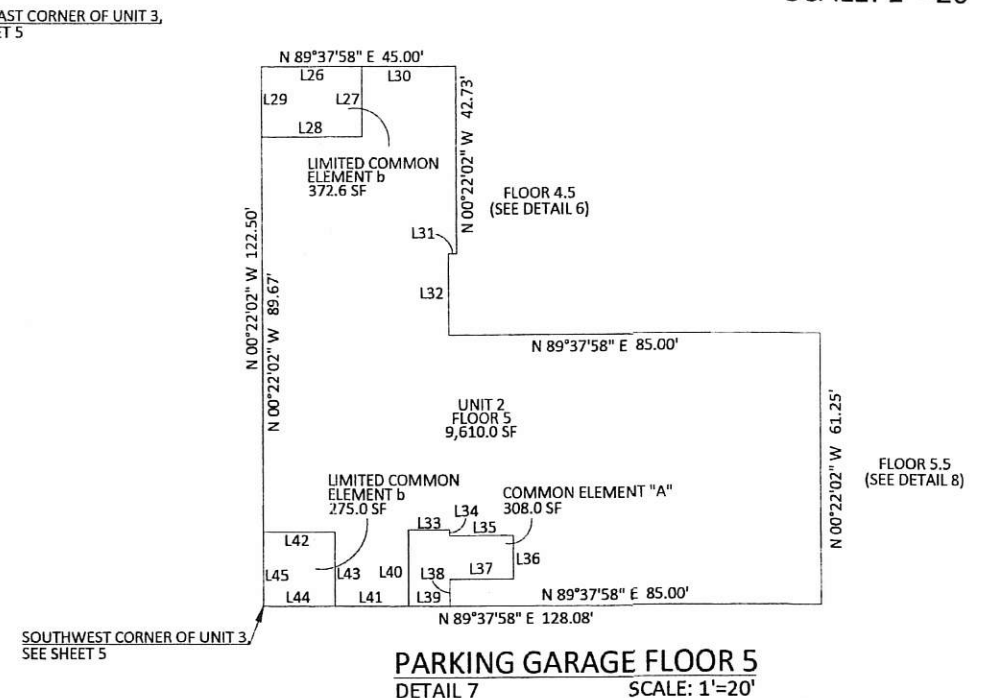
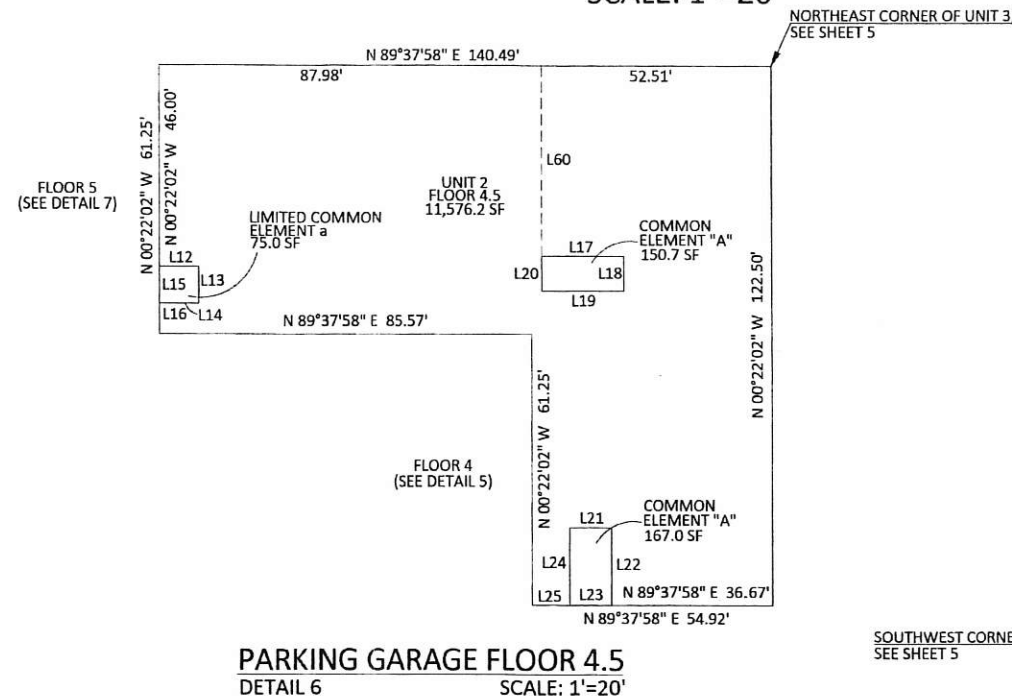
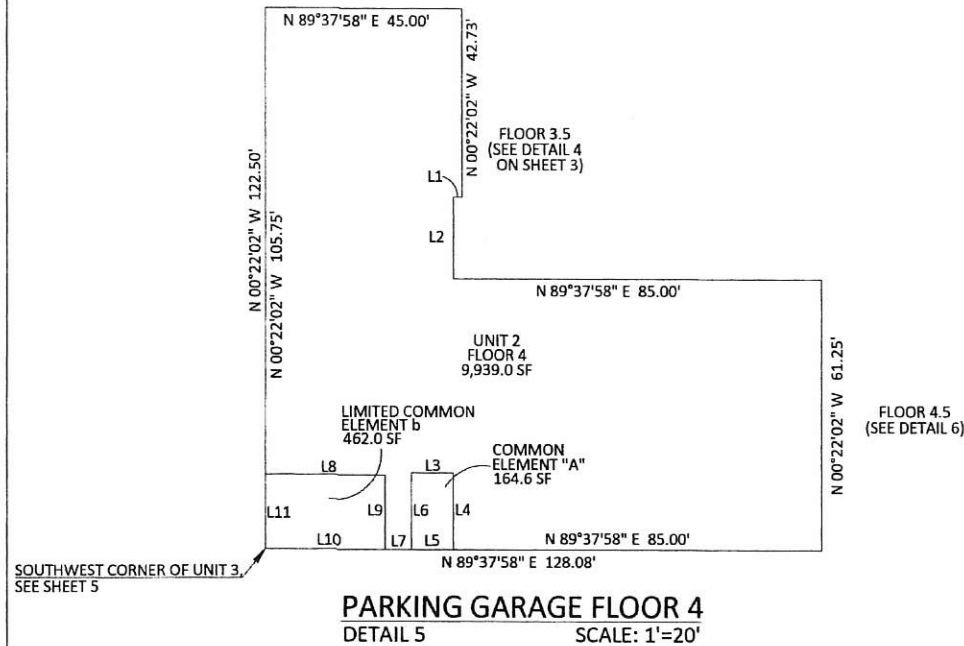
BEING A RESUBDIVISION OF LOTS 9 AND 12 AND A PORTION OF LOT 8 OF
BLOCK 92 OF "CITY OF TUCSON", RECORDED IN BOOK 3 M&P, PAGE 71
WITHIN SECTION 12, TOWNSHIP 14 SOUTH, RANGE 13 EAST,
G.&S.R.M. CITY OF TUCSON, PIMA COUNTY, ARIZONA

DATE: 08/24/15

SCALE: 1"=20'

SCALE: 1"=20'

SCALE: 1"=20'



LINE TABLE		
LINE	LENGTH	ANGLE
L1	1.92'	N 89°37'58" E
L2	18.52'	N 00°22'02" W
L3	9.50'	N 89°37'58" E
L4	17.33'	N 00°22'02" W
L5	9.50'	N 89°37'58" E
L6	17.33'	N 00°22'02" W
L7	6.00'	N 89°37'58" E
L8	27.58'	N 89°37'58" E
L9	16.75'	N 00°22'02" W
L10	27.58'	N 89°37'58" E
L11	16.75'	N 00°22'02" W
L12	9.00'	N 89°37'58" E
L13	8.33'	N 00°22'02" W
L14	9.00'	N 89°37'58" E
L15	8.33'	N 00°22'02" W
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L19	18.84'	N 89°37'58" E
L20	8.00'	N 00°22'02" W
L21	9.50'	N 89°37'58" E
L22	17.58'	N 00°22'02" W
L23	9.50'	N 89°37'58" E
L24	17.58'	N 00°22'02" W
L25	8.75'	N 89°37'58" E
L26	23.17'	N 89°37'58" E
L27	16.08'	N 00°22'02" W

LINE TABLE		
LINE	LENGTH	ANGLE
L28	23.17'	N 89°37'58" E
L29	16.08'	N 00°22'02" W
L30	21.83'	N 89°37'58" E
L31	1.92'	N 89°37'58" E
L32	18.52'	N 00°22'02" W
L33	9.50'	N 89°37'58" E
L34	1.33'	N 00°22'02" W
L35	14.58'	N 89°37'58" E
L36	9.83'	N 00°22'02" W
L37	14.58'	N 89°37'58" E
L38	6.17'	N 00°22'02" W
L39	9.50'	N 89°37'58" E
L40	17.33'	N 00°22'02" W
L41	17.16'	N 89°37'58" E
L42	16.42'	N 89°37'58" E
L43	16.75'	N 00°22'02" W
L44	16.42'	N 89°37'58" E
L45	16.75'	N 00°22'02" W
L46	21.25'	N 89°37'58" E
L47	8.00'	N 00°22'02" W
L48	21.25'	N 89°37'58" E
L49	8.00'	N 00°22'02" W
L50	36.67'	N 89°37'58" E
L51	18.25'	N 89°37'58" E
L52	17.58'	N 00°22'02" W
L53	18.25'	N 89°37'58" E
L54	17.58'	N 00°22'02" W

ALL GARAGE FLOORS
REPRESENT UNIT 2

CONDOMINIUM PLAT for
AC HOTEL TUCSON CONDOMINIUM
UNITS 1 THROUGH 3, COMMON ELEMENTS "A" (PRIVATE
DRIVES AND OTHER COMMON ELEMENTS) AND "B" (PRIVATE
AMENITIES/PUBLIC ACCESS) AND OTHER LIMITED COMMON
ELEMENTS "a", "b" AND "c" (COMMERCIAL AMENITIES)

FOR BOUNDARY AND SURVEY
INFORMATION, SEE SHEET 2 AND
LEGEND, SHEET 1

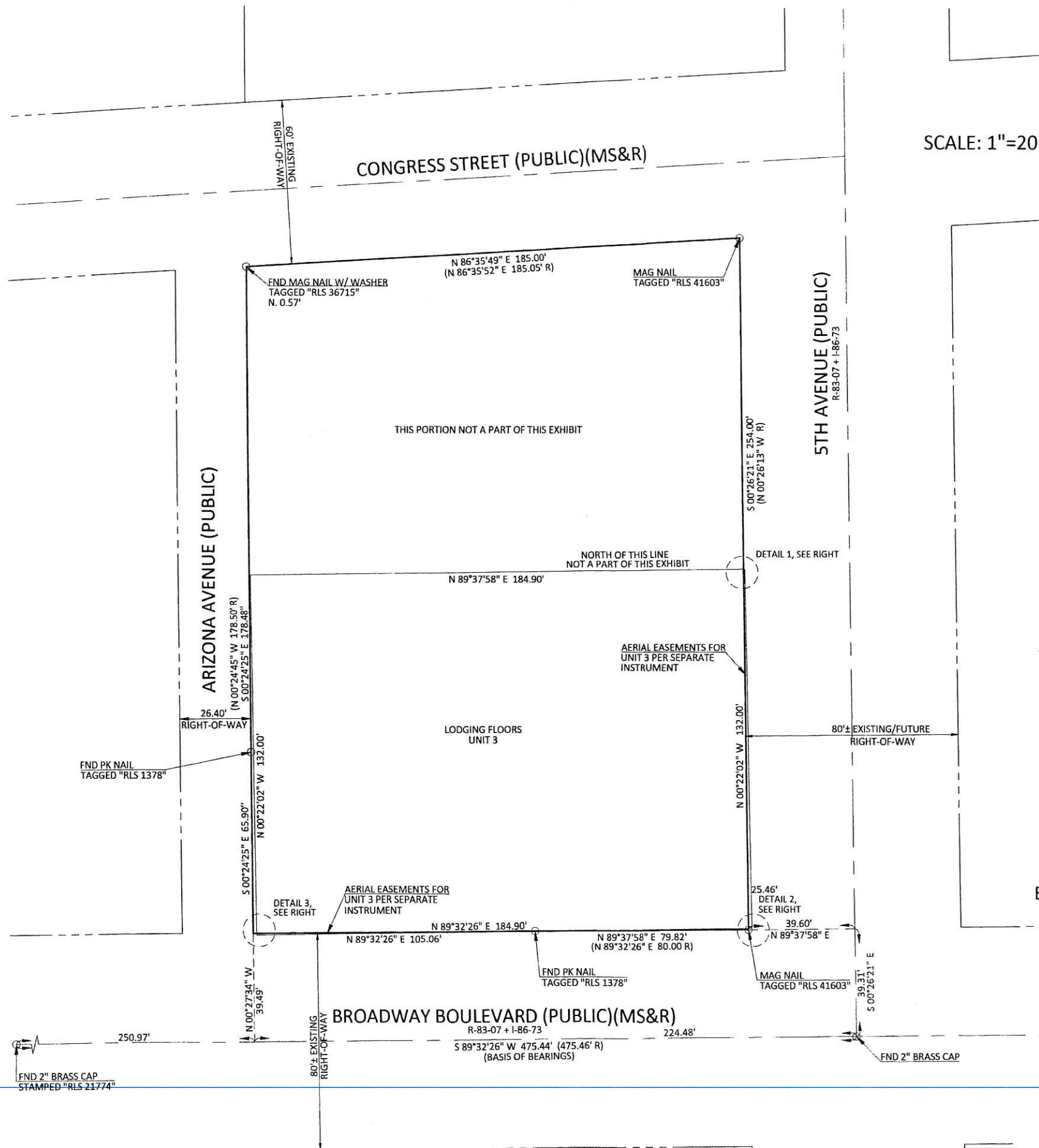


CYPRESS PROJECT NO: 14.062

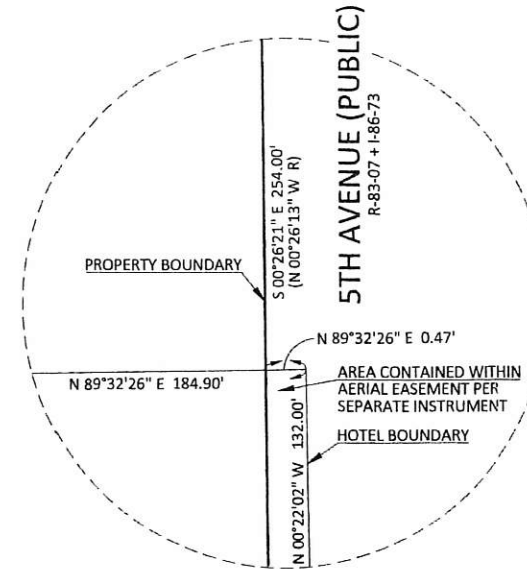
2102 north country club road
suite #9
tucson, arizona 85716
p: 520.991.5213
e: kmhall@cypresscivil.com

BEING A RESUBDIVISION OF LOTS 9 AND 12 AND A PORTION OF LOT 8 OF
BLOCK 92 OF "CITY OF TUCSON", RECORDED IN BOOK 3 M&P, PAGE 71
WITHIN SECTION 12, TOWNSHIP 14 SOUTH, RANGE 13 EAST,
G.&S.R.M. CITY OF TUCSON, PIMA COUNTY, ARIZONA

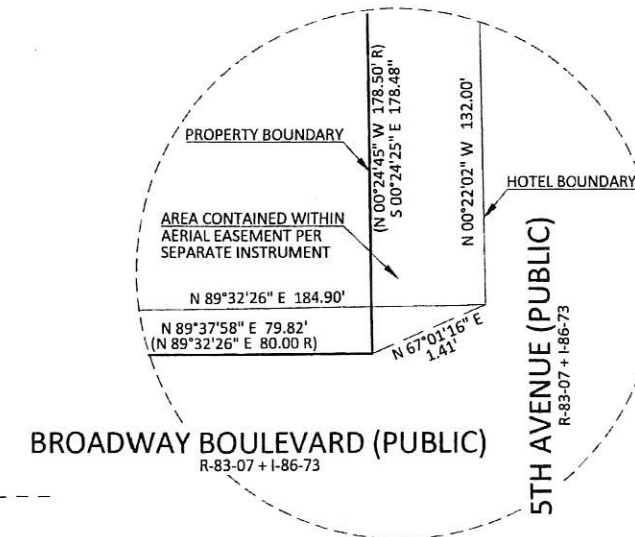
DATE: 08/24/15



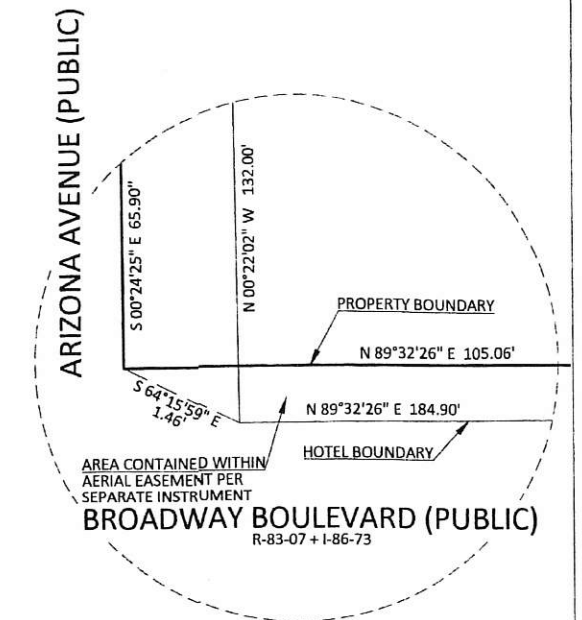
SCALE: 1"=20'



NORTHEAST BOUNDARY DETAIL
1 SCALE: 1"=1'



SOUTHEAST BOUNDARY DETAIL
2 SCALE: 1"=1'



SOUTHWEST BOUNDARY DETAIL
3 SCALE: 1"=1'

**CONDOMINIUM PLAT for
AC HOTEL TUCSON CONDOMINIUM**
UNITS 1 THROUGH 3, COMMON ELEMENTS "A" (PRIVATE
DRIVES AND OTHER COMMON ELEMENTS) AND "B" (PRIVATE
AMENITIES/PUBLIC ACCESS) AND OTHER LIMITED COMMON
ELEMENTS "a", "b" AND "c" (COMMERCIAL AMENITIES)

BEING A RESUBDIVISION OF LOTS 9 AND 12 AND A PORTION OF LOT 8 OF
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WITHIN SECTION 12, TOWNSHIP 14 SOUTH, RANGE 13 EAST,
G.&S.R.M. CITY OF TUCSON, PIMA COUNTY, ARIZONA

DATE: 08/24/15

SHEET 5 of 5

CYPRESS PROJECT NO: 14.062



2102 north country club road
suite #9
tucson, arizona 85716
p: 520.991.5213
e: kmhall@cypresscivil.com

ANNOTATED COPY



CITY OF TUCSON
PDSD SIGNS DESK
201 N STONE AVE
TUCSON, AZ 85726-7210

SIGN DESK (520) 837-4975
FAX (520) 791-4475

APPLICATION FOR PERMANENT SIGN PERMITS

THIS APPLICATION IS NOT TO BE USED FOR
BANNERS, A-FRAMES or PENNANTS

EMAIL SIGN SUBMITTALS TO
PDSD_SignPermitSubmittals@tucsonaz.gov

PERMIT # T170T00474
SIGN ACCOUNT #
SIGN CODE #
DATE OF APPLICATIONS 1ST REVIEW

**THIS BOX IS TO BE FILLED IN BY
CITY OF TUCSON PERSONNEL ONLY**

1st Inspection _____ Date _____ Approved _____ Corrections Required _____
2nd Inspection _____ Date _____ Approved _____ Corrections Required _____
3rd Inspection _____ Date _____ Approved _____ Corrections Required _____

APPROVED FOR PERMITS

	DATE	BY
SIGN		
ELECTR		
ZONING		
OL CODE		
STRUCT		

NAME OF BUSINESS THE SIGN IS FOR AC Hotel Tucson				STREET ADDRESS WHERE SIGN IS TO BE INSTALLED + ZIP CODE 151 E. Broadway 85701				PHONE # OF BUSINESS WHERE SIGN IS TO BE INSTALLED (800) 843-9888					
OWNER/ BUSINESS TO BE BILLED <u>ANNUALLY</u> 5 North 5th Hotel				ADDRESS WHERE <u>ANNUAL</u> BILL WILL BE MAILED 151 E. Broadway				PHONE # OF ENTITY BILLED <u>ANNUALLY</u> (520) 980-0250					
DATE 05/25/2017		FRONTAGE		ZONE		DOES THIS SIGN CONTAIN AN ELEC. MESSAGE CENTER OR VISIBLE NEON TUBES? No		HOW MANY ELECTRICAL CIRCUITS WILL BE REQUIRED 1		NUMBER OF EXISTING SIGNS THIS BUSINESS HAS ON SITE 0		NUMBER OF EXISTING SIGNS TO BE REMOVED 0	
SIGN	WIDTH x LENGTH IN FEET.DECIMAL	SQUARE FEET	HEIGHT TO TOP OF SIGN	SET BACK FROM FACE OF CURB (FREESTANDING SIGNS ONLY)	SIGN TYPE EX. WALL, POLE, FREE STANDING, CHANGE OF COPY	MATERIALS USED EX. PLASTIC, METAL, WOOD,	INTERNAL ILLUMINATION? YES or NO	ELEV N, E, S or W	SIGN COPY		\$ VALUE		
EX.	2.25' x 7.42' =	16.7'	14.5'	40'	MONU	METAL & PLASTIC	YES	W	LOGO - PAPAZ PIZZA - TUCSON'S FINEST		\$ 3,000		
A	25.9 x 2.0' =	51.8	29.0		Canopy	metal & plastic	Yes	E	AC Hotel Tucson		\$		
B	17.2 x 1.33' =	23.0	15.7		Canopy	metal & plastic	Yes	S	AC Hotel Tucson		\$		
C	x =	0.0									\$		
D	x =	0.0									\$		
E	x =	0.0									\$		
F	x =	0.0									\$		
G	x =	0.0									\$		
H	x =	0.0									\$		
I	x =	0.0									\$		

NAME OF CONTRACTOR/INSTALLER OF SIGN Pearson Enterprises, Inc.		PERSON TO CONTACT Randy Garcia		PHONE # OF CONTACT PERSON (520) 792-2563	
--	--	--	--	--	--

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address or, that for the purpose of obtaining this approval I am acting as agent on his behalf.

* 
SIGNATURE OF PERSON SUBMITTING THIS APPLICATION

STATE LICENSE #	CITY PRIVILEGE LICENSE TAX #	APA ACCOUNT #	NAME OF ELECTRICAL CONTRACTOR
ADDRESS OF CONTRACTOR / INSTALLER		EMAIL OF CONTRACTOR / INSTALLER	ELECTRICAL CONTRACTOR STATE LICENSE #

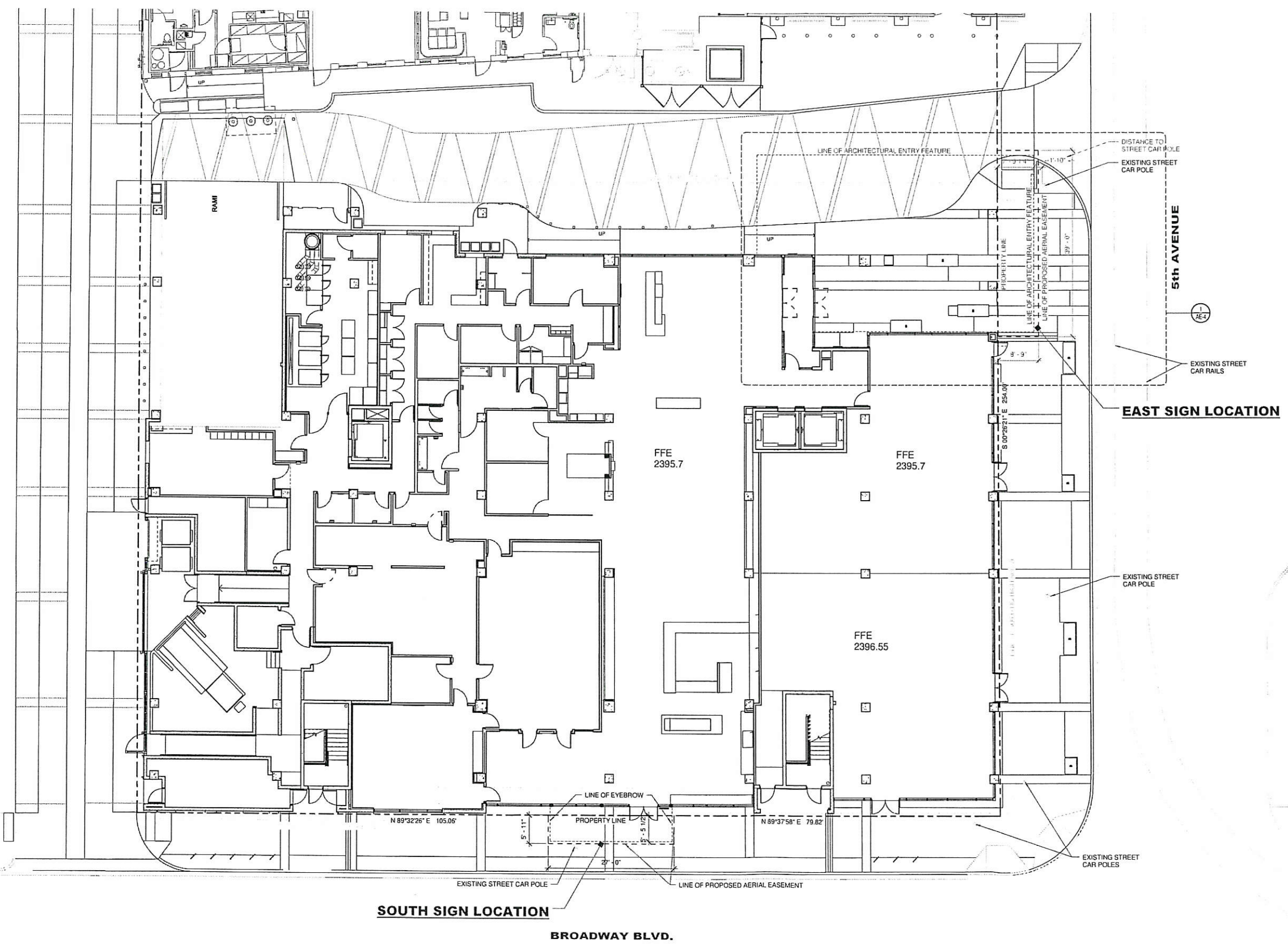
EVERY CONTRACTOR MUST HAVE A CERTIFICATE OF INSURANCE
ON FILE WITH THE CITY OF TUCSON PDSD

inches
~~26"~~ = feet & inches
NO

~~2' 2"~~ = feet & inches
NO

2.17' = feet.decimal
YES

6/6/2017 7:39:06 AM C:\Active River Projects\1317 AC Tucson Central File_mdcubart.nit



site plan - aerial easement 5th Ave exhibit
1/8" = 1'-0"

swaim
ASSOCIATES LTD
ARCHITECTS AIA

7300 EAST SPEEDWAY 210
TUCSON, ARIZONA 85710
OFFICE (520) 125-1100
FAX (520) 125-1144
www.swaimain.com

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architecture
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LLOYD

20140
EDWARD T. SWAIM
MECHANICAL ENGINEERING
STATE OF ARIZONA

Swaim Job #
1317

FORS Job #
1449

date
02.26.16

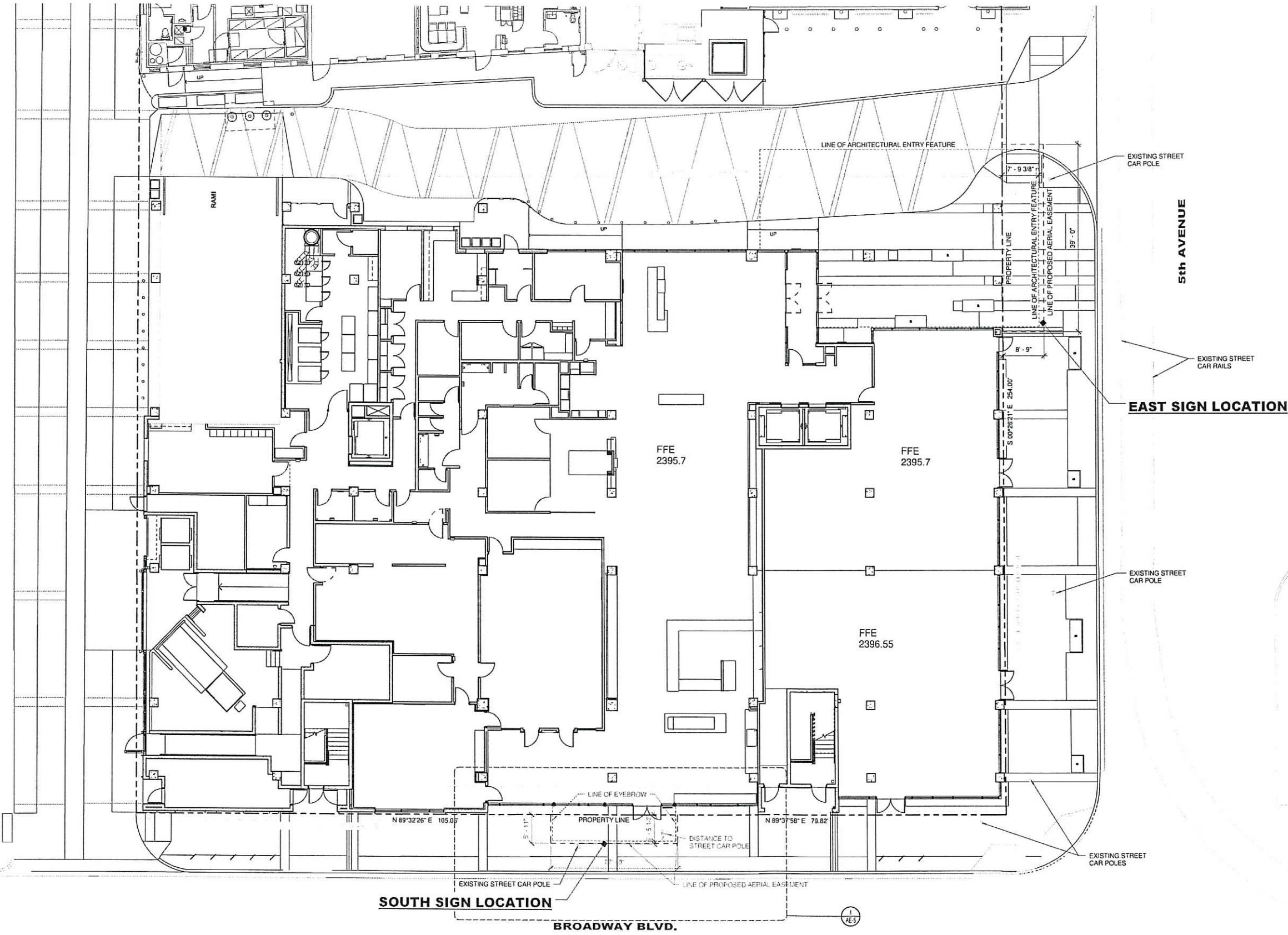
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AC HOTEL TUCSON
A Marriott Brand Hotel
151 E. Broadway Blvd. Tucson, AZ 85701
FOUND AERIAL EASEMENT PERMIT SET

AC
HOTELS
MARRIOTT

5th Avenue Proposed Aerial
Easement

AE-1



1 site plan - aerial easement Broadway exhibit
1/8" = 1'-0"



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Swaim Job #
1317
FORS Job #
1449
date
02.26.16
revisions

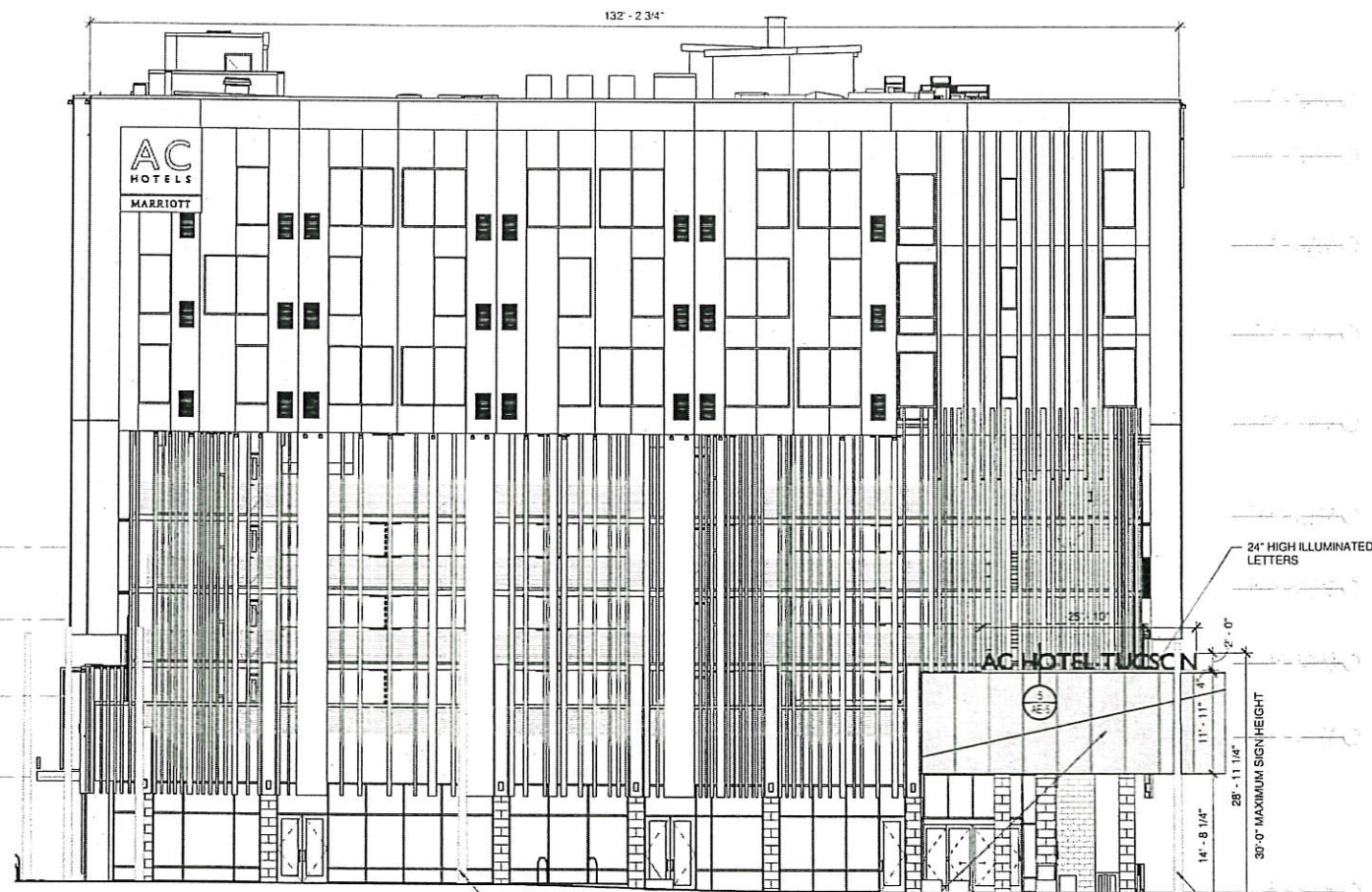
AC HOTEL TUCSON
A Marriott Brand Hotel
151 E. Broadway Blvd. Tucson, AZ 85701
Aerial Easement exhibit



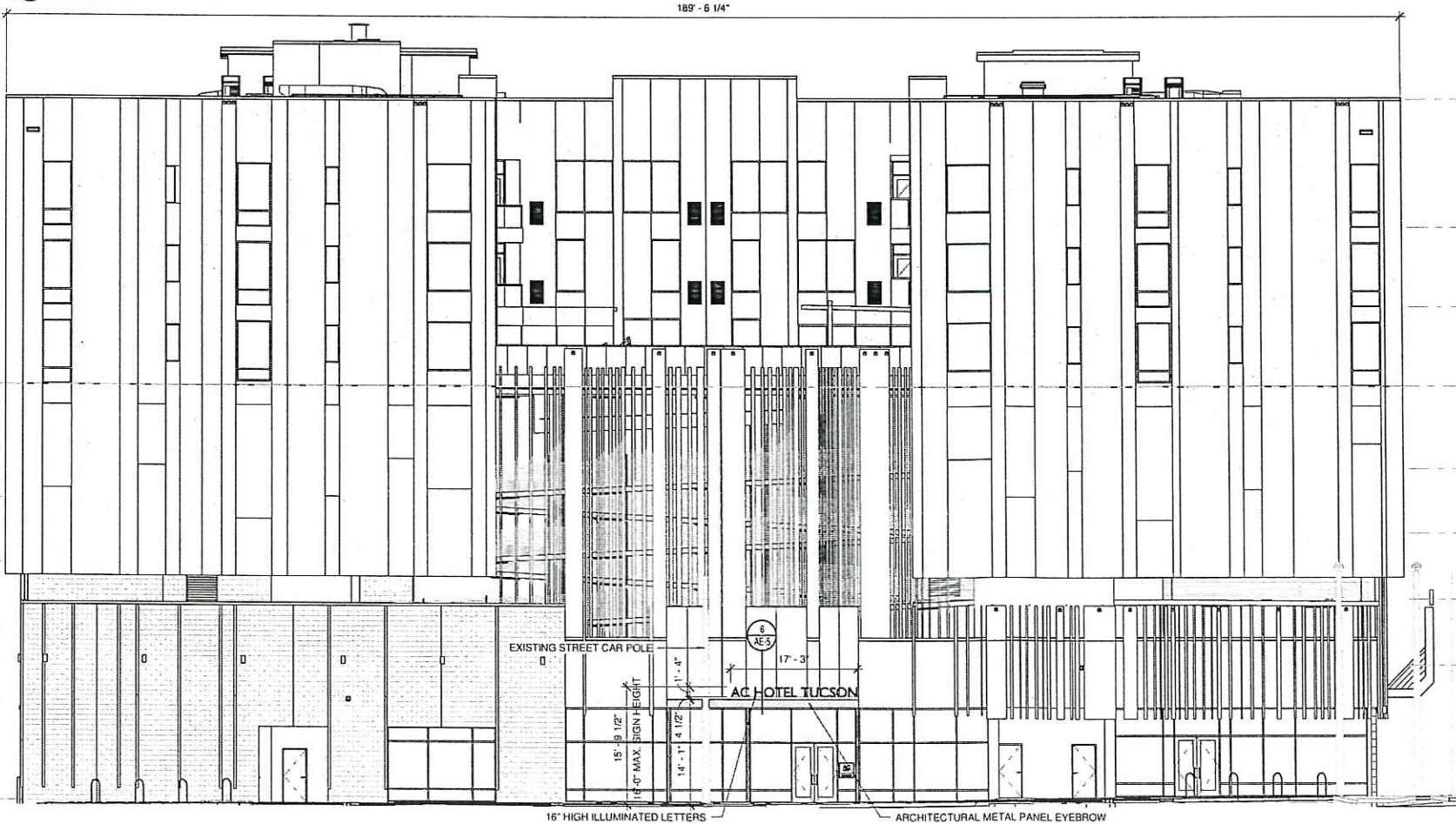
Broadway Blvd. Proposed Aerial
Easement

AE-2

11/21 11/17 set BA submitted 2/5



1 east elevation - signage
1/8" = 1'-0"



2 south elevation - signage
1/8" = 1'-0"

general notes

- MANUFACTURE AND INSTALL (2) SINGLE FACE INTERNALLY ILLUMINATED DISPLAYS. SET PAN CHANNEL LETTER DISPLAY MOUNTED ON RACEWAY.
LETTERS: .040" POLISHED ALUMINUM RETURNS WITH 1" SILVER CHROME CAP
ILLUMINATION: WHITE LED MODULES
LETTERS MOUNTED TO 4" FABRICATED ALUMINUM RACEWAY WITH BULKHEAD SUPPORT
- ELECTRICAL:
ELECTRICAL LOAD: 5.0 Amps @ 120 Volts
ELECTRICAL REQUIREMENTS: (1) 20 Amp, 120 V CIRCUIT PER SIGN
- ALL ELECTRICAL SHALL BE UL APPROVED
- SIGNS SHALL BE CONTROLLED BY (7) DAY PROGRAMMABLE TIME CLOCK INSTALLED TO COMPLY WITH CITY OF TUCSON LIGHTING CODE ORDINANCE

swaim
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ARCHITECTS AIA

7310 EAST GREYHAWK 210
TUCSON, ARIZONA 85710
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FAX (520) 326 1144
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Swaim Job #

1317

FORS Job #

1449

date

02.26.16

revisions

NO.	DATE	DESCRIPTION
1	02.26.16	COORDINATION

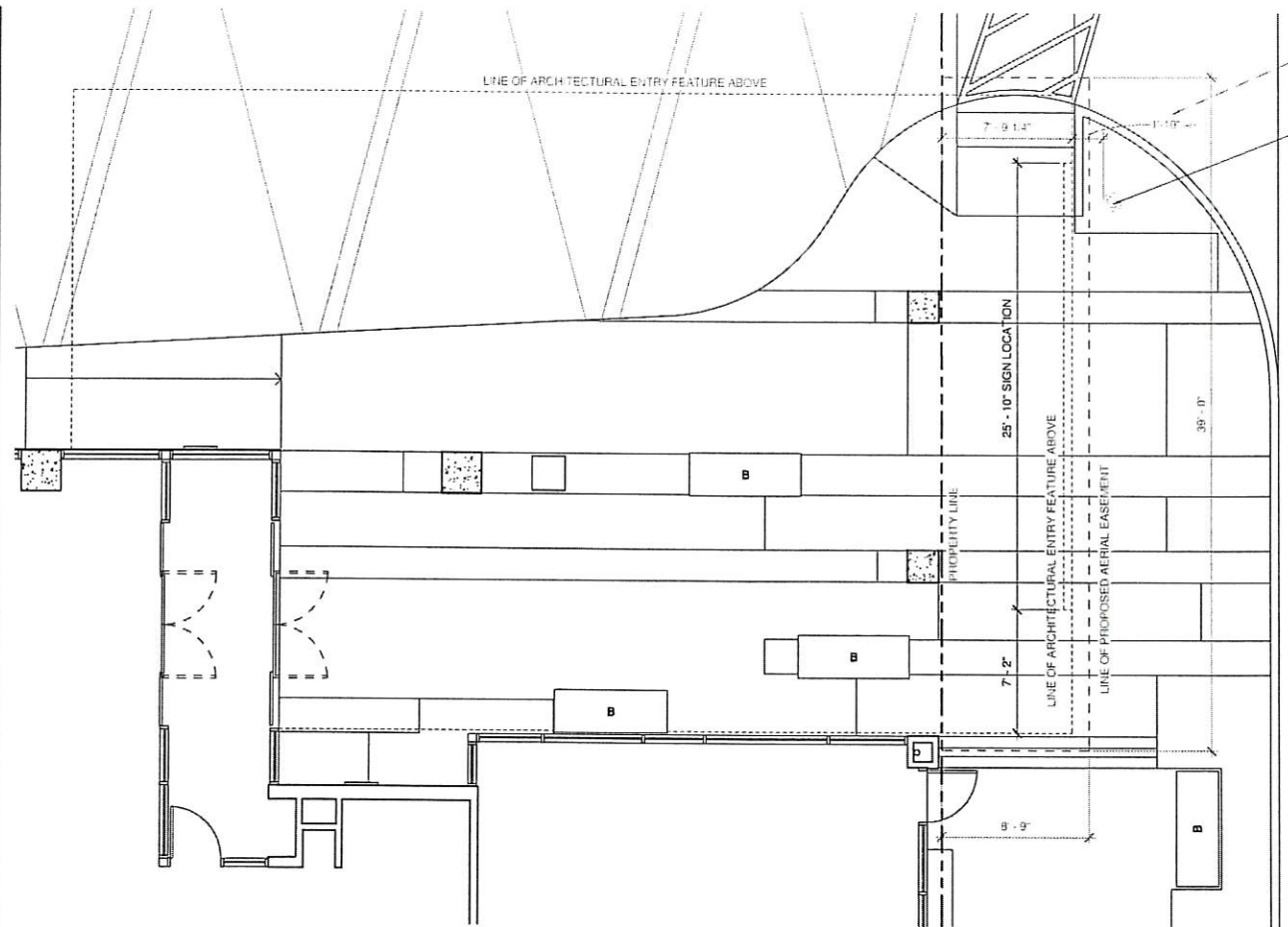
AC HOTEL TUCSON
A Marriott Brand Hotel
151 E. Broadway Blvd. Tucson, AZ 85701
Aerial Easement exhibit

AC
HOTELS
MARRIOTT

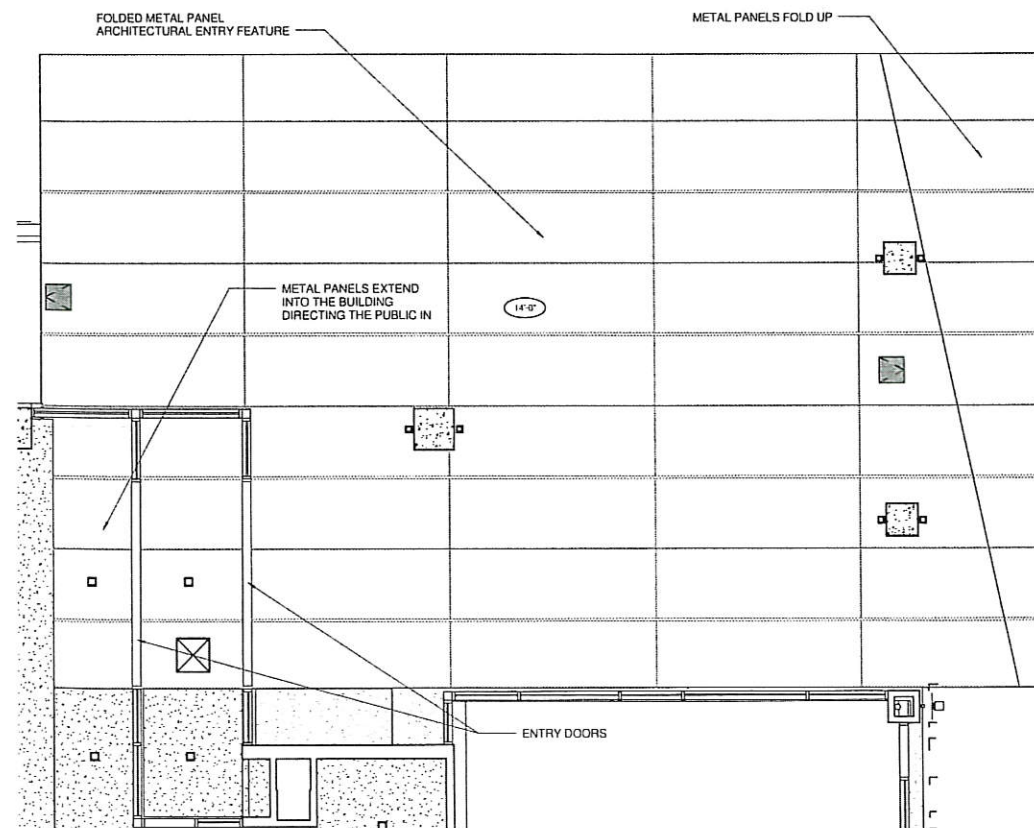
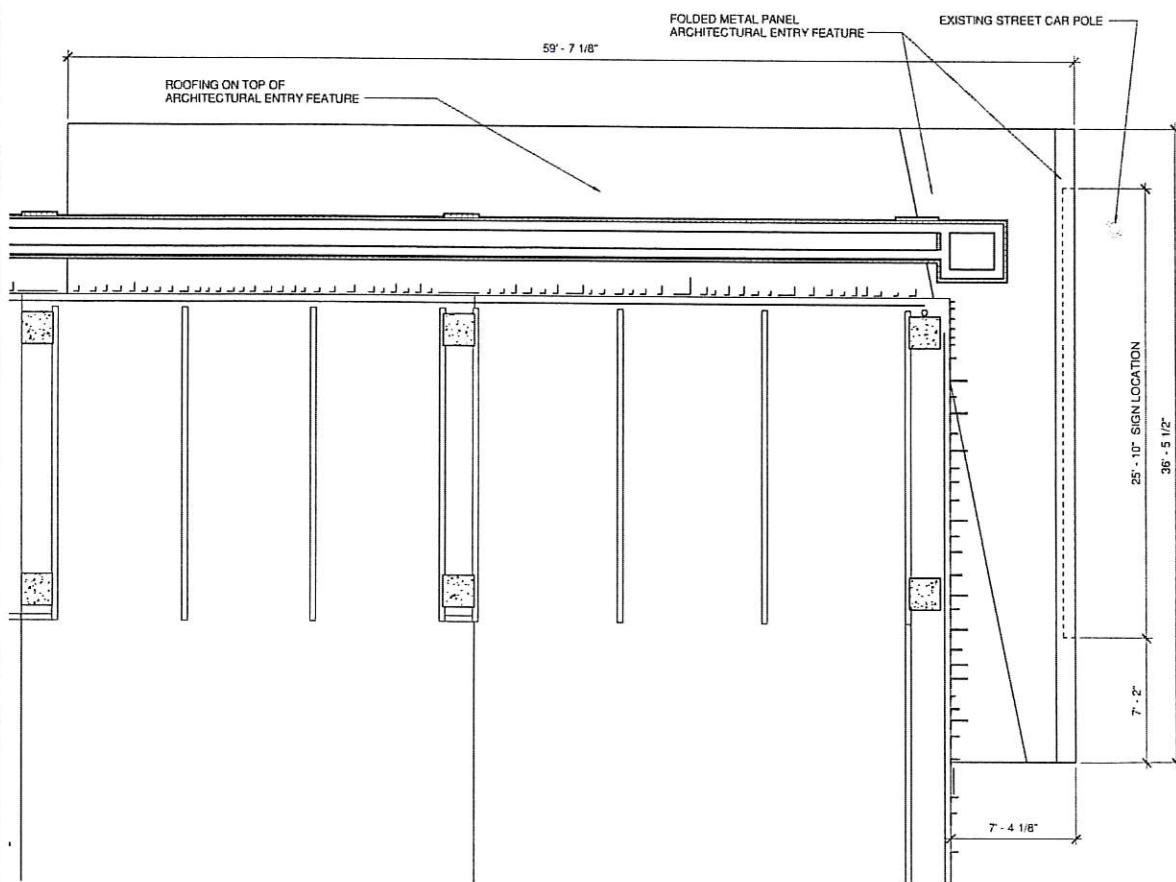
Building elevations - east and south
signage

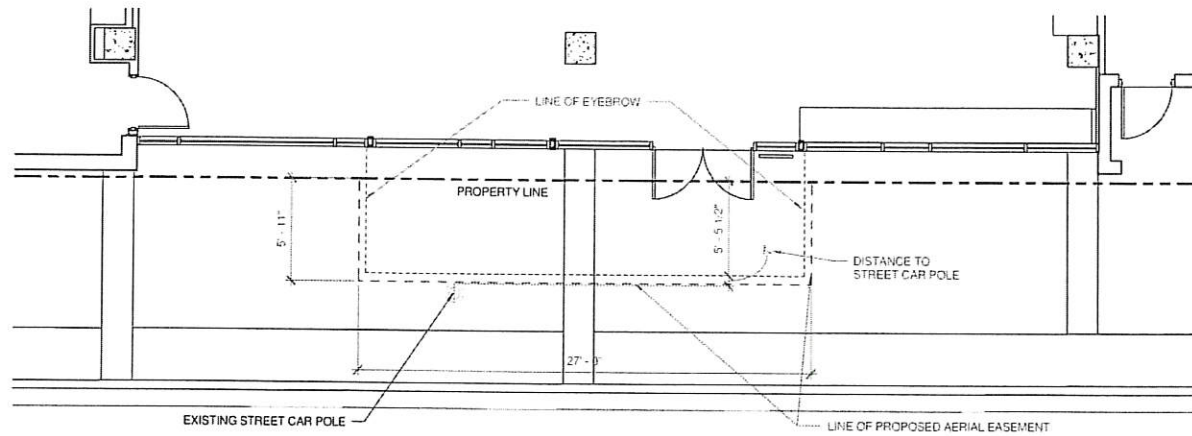
AE-3

Handwritten note: 24" High illuminated letters 10/26/17 set BA submit to city



5th AVENUE

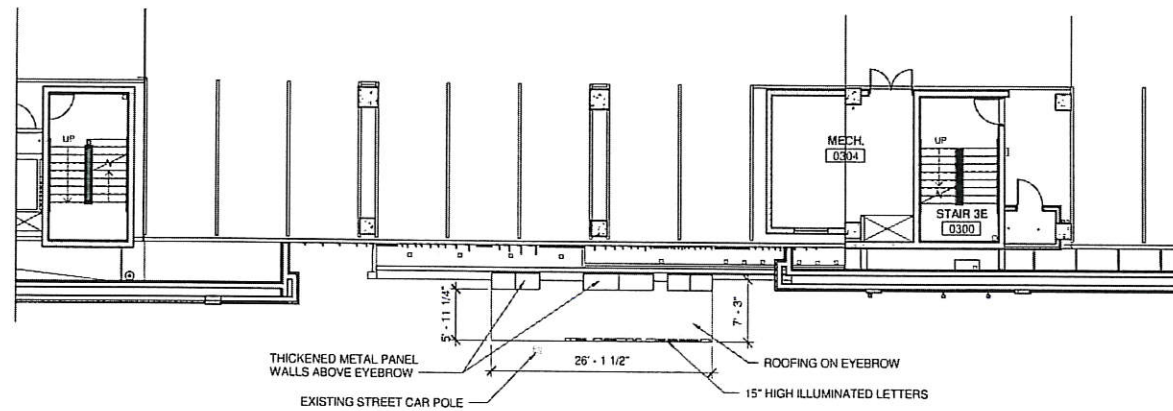




BROADWAY BLVD.

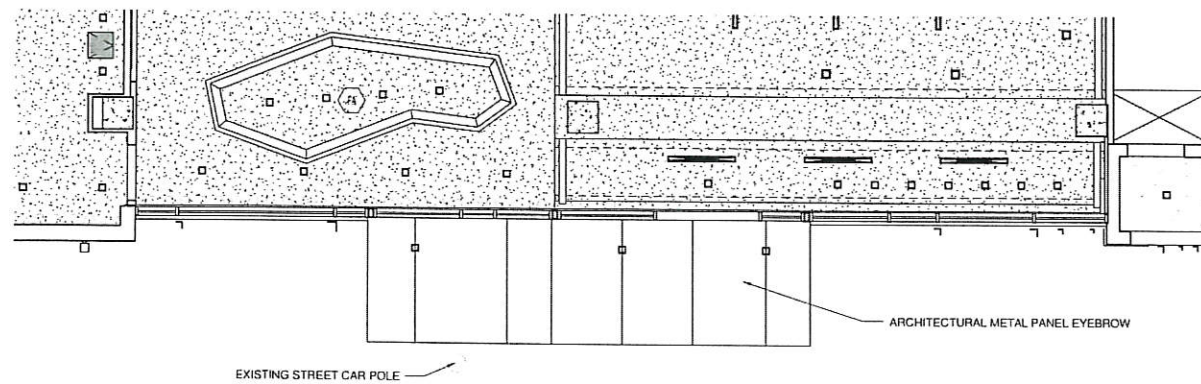
1 enlarged Broadway site exhibit

AE-5 1/4" = 1'-0"



4 Level 3.5 Floor Plan - South Architectural Eyebrow

AE-5 1/8" = 1'-0"



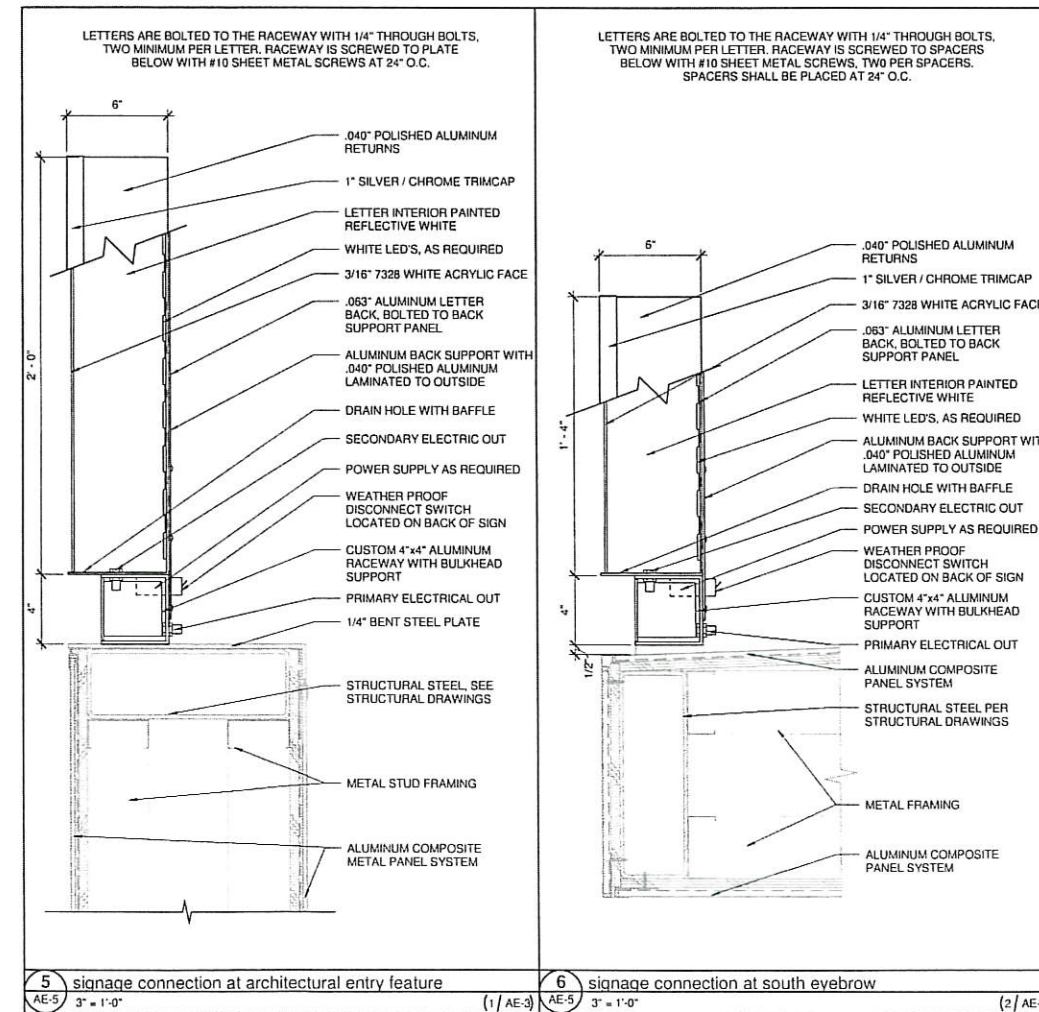
2 enlarged ground level - reflected ceiling plan - eyebrow

AE-5 1/4" = 1'-0"



3 South eyebrow

AE-5

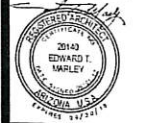


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Swaim Job #

1317

FORS Job #

1449

date

02.26.16

revisions

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AC HOTEL TUCSON
A Marriott Brand Hotel
151 E. Broadway Blvd. Tucson, AZ 85701
Aerial Easement exhibit



Architectural South Eyebrow

AE-5



P&DS TRANSMITTAL

FROM: Heather Thrall, Lead Planner

PROJECT: Sign Permit: T17OT00474 (Pearson's / Swaim & Associates)
Site: AC Marriott Hotel, 151 E Broadway Boulevard
Zone: OCR-2, Sign Code District: Pedestrian Business District, Downtown 3-82

TRANSMITTAL: Board of Adjustment referral, 06/01/2017 (REVISED 6/6/17)

The AC Marriott Hotel is a new 8 story development (approximately 93' tall building, at 173,000 square foot use area) on a 1.06 acre lot at the northwest corner of Broadway Boulevard and Fifth Avenue. Zoned OCR-2, the hotel will be accompanied by restaurant service on the ground level and several levels of parking garage. The building spans nearly 190 linear feet along Broadway Boulevard, and almost 133 linear feet along 5th Avenue.

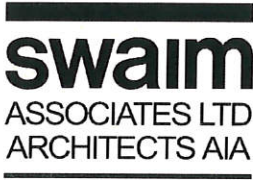
The Pedestrian Business District (Downtown) is the applicable sign district for the development (Chapter 3, Sign Code Section 3-82). (See Development Package DP14-0147, and building plans T14CM06599 for hotel and T15CM02281 for foundation with parking garage.) At this date, 3 wall signs have been permitted for this site, all above the 7th floor, each just less than 100 square feet, located on north, east and west elevations respectively. Future wall signage is planned at ground level, at a smaller scale, and meeting code.

This communication serves to refer 2 signage proposals to the Board of Adjustment for review.

The submitted plans show 2 signs mounted atop respective canopies on the south and east building elevations. Both canopies extend over pedestrian rights of way along Broadway Boulevard and Fifth Avenue, respectively, via the temporary revocable easement process. Both signs would consist of individual illuminated letters. The proposed canopy sign on the south elevation is 23 square feet in area, the sign on the east is close to 52 square feet in area. The proposal requests variances to dimensional standards of canopy signage (Sign Code Section 3-59.C.) for both new signs.

The following are relative to an application for variances to Canopy Sign design criteria of Section 3-59, via Article V (Sign Types and Regulations) of Chapter 3, Sign Code.

- A) Variance for south canopy sign to exceed 15' maximum height from sidewalk to top of sign (3-59.C.2); to allow a maximum 16' height from sidewalk to top of sign
- B) Variance for east canopy sign to exceed 15' maximum height from sidewalk to top of sign (3-59.C.2); to allow a maximum height of 30' from sidewalk to top of sign
- C) Variance for south canopy sign to "float" above canopy surface, to allow for sign mount atop electrical raceway box up to 6" size, rather than direct mount atop canopy (3-59.C.3)
- D) Variance for east canopy sign to "float" above canopy surface, to allow for sign mount atop electrical raceway box up to 6" rather than direct mount atop canopy surface (3-59.C.3)
- E) Variance to allow the east canopy sign to exceed 18" maximum letter height (3-59.C.1), and increase to a 2' letter size
- F) Variance to allow the east canopy sign to extend more than 2' above canopy surface, up to 2'6" to account for increased letter size and raceway mount (3-59.C.2.a)



June 8, 2017

RE: AC Hotel Tucson – Signage variance, Public Meeting

Date of Meeting: Monday, June 18, 2017

Meeting time: 4:30 pm

Meeting Location: Joel D. Valdez Main Library – Lower level meeting room #1
101 N. Stone Avenue, Tucson, AZ

Project Description:

The sign application is for two signs on the AC Hotel Tucson project located at 151 E. Broadway in Downtown, Tucson Arizona. The site is zoned OCR-2 and the application is to install two canopy signs above the south and east entries into the building. We are requesting the following variances to the Board of Adjustments:

South canopy sign:

1. Sign height exceeding 15'-0" - Project requests approval for a maximum sign height of 16'-0"
2. Sign letters mounted on a raceway – Project requests approval to mount the sign letters on a raceway holding them above the canopy by maximum distance of 6"

East canopy sign:

3. Sign height exceeding 15'-0" - Project requests approval for a maximum sign height of 30'-0"
4. Sign letters mounted on a raceway – Project requests approval to mount the sign letters on a raceway holding them above the canopy by maximum distance of 6"
5. Exceed letter height of 18" – Project requests approval to increase the letter height from 18" up to 24"
6. Exceed sign height of 2' above the canopy – Project requests approval to mount the letters a maximum of 2'-6" above the canopy.

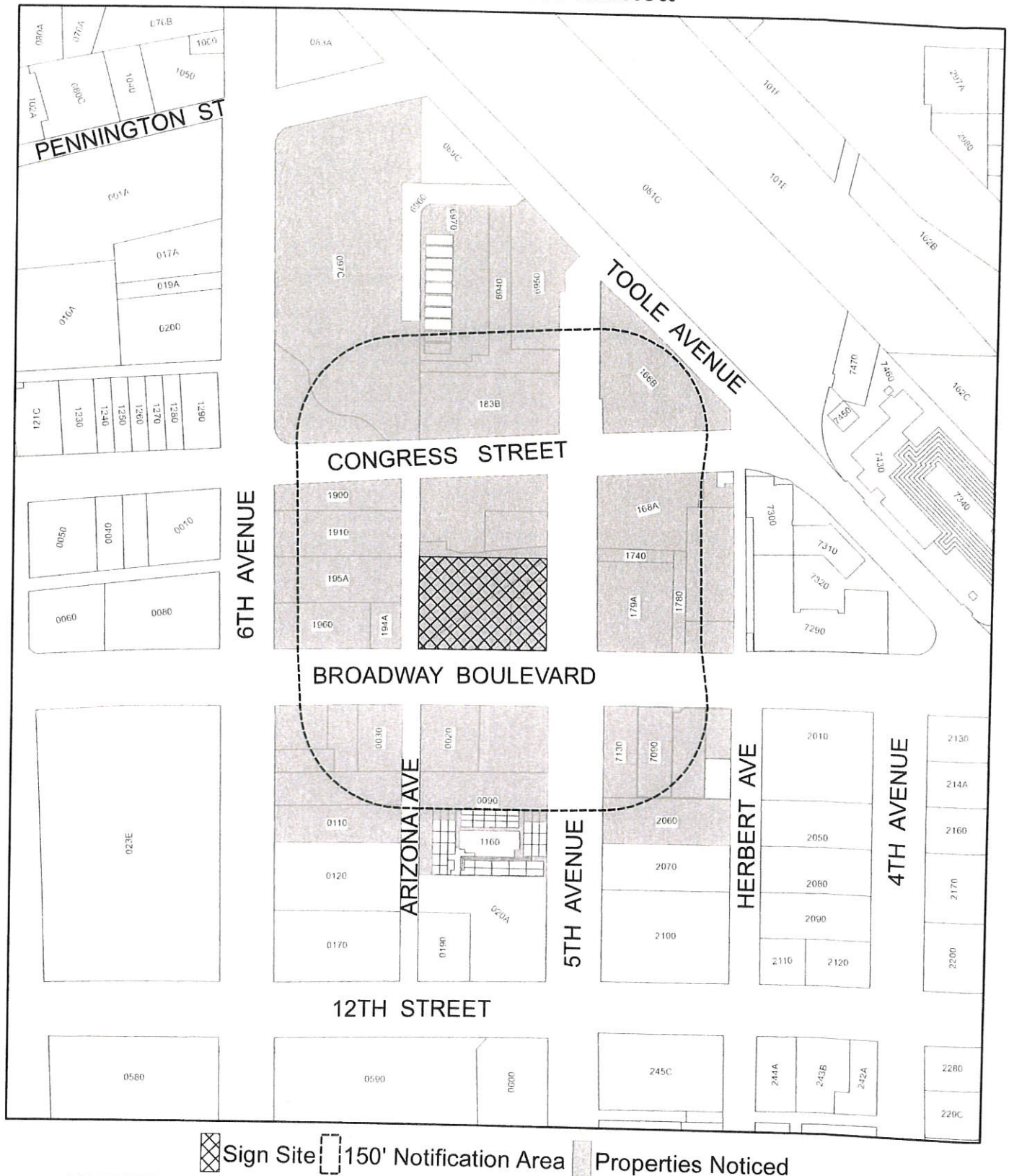
The variance process through the Board of Adjustments requires us to hold this public meeting with those parties who are affected by this request. After this meeting, the request will be heard by the Board of Adjustments at a public meeting, the city will send an official notice of the public hearing date, time and location.

This variance process is being completed for the owners by Swaim Associates, LTD. For questions or inquiries contact Mike Culbert at (520) 326-3700 or mculbert@swaimaia.com

Sincerely,

Mike Culbert, AIA

Sign Variance Case T17PRE0047 AC Marriott



Address: 151 E. Broadway Boulevard
Base Map: Sec.12 T.14 R.13

Created by: JR, 6/6/2017



0 100 200
Feet
1 inch = 200 feet



The previous letter and base map were mailed to all the address labels provided by the City of Tucson. All letters were sent Certified Mail and were mailed on Thursday, June 8th, 2017 from the Fort Lowell Station.

The following labels, provided by the City of Tucson, do not have proper mailing addresses and could not be sent. The pages following are copies of the Certified Mail Receipts with address and date identified.

11706097C
CITY OF TUCSON

T17PRE0047 created 6/7/2017
Expires 8/7/2017

Jeff DiGregorio
N.A.-Iron Horse

00000

Tucson, AZ -

Andrew Hayes
N.A.-Miles
Tucson, AZ

Ana Acuna
N.A.-Barrio San Antonio
Tucson, AZ 85719

Art Munoz
N.A.-Barrio Santa Rosa
Tucson, AZ

Natasha Winnik
N.A.-Dunbar Spring
Tucson, AZ

Mike Mason
N.A.-Barrio San Antonio
Tucson, AZ 85719

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TUCSON, AZ 85705

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage

\$0.49

\$

Cecilia N. Soto

06/08/2017

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For delivery information, visit our website at www.usps.com®.

TUCSON, AZ 85701

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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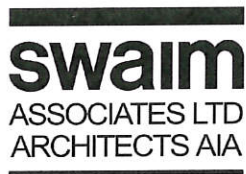
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06/08/2017



June 20, 2017

AC HOTEL TUCSON Signage Variance – Board of Adjustments Public Meeting

Public Meeting Date: June 19, 2017

Public Meeting time: 4:30 pm

Location: Joel D. Valdez Main Library – Lower level meeting room #1
101 N. Stone Avenue, Tucson, AZ

The owner and management team from Hotel Congress requested a separate meeting which was held on Friday, June 16th at 4:00 pm at Hotel Congress. The only attendees at either meeting were the same representatives from Hotel Congress therefore this one summary will cover both meetings. At the public meeting, the hotel design team waited for 30 minutes (until 5pm) for anyone else to arrive but no one else attended. The design team was represented at the public meeting by Sonya Sotinsky from FORS Architecture + Interiors and Mike Culbert from Swaim Associates, LTD.

Meeting Summary

Project description was provided including site and project specifics related to functions on each floor, total number of hotel guestrooms and vehicle spaces in the parking garage. We also discussed site access to the hotel, parking garage and Arizona Avenue.

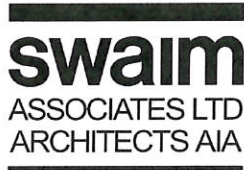
South Canopy sign:

- Both proposed variances were reviewed and discussed.

There were no specific objections to this sign or the requested variances. See general comments below.

East canopy sign:

- All four proposed variances were reviewed and discussed.
 - Some concern was expressed about the height of the canopy structure including the sign. These concerns were related to the low scale of signage in the downtown area currently.
 - Attendees did acknowledge the size of the canopy and sign are proportional to the size of the new building.
 - Location of the letters was questioned and relocation of the letters to below the canopy was proposed by the attendee's.
 - Letters mounted on top of the canopy follows Marriott standards
 - Other building signage was briefly discussed but other Marriott signage will be constructed to City of Tucson requirements, some has already been permitted.
 - Signs are constructed with illuminated letters. These letters will only be on during the times allowed by the City of Tucson.



General:

- Mr. Oseran expressed a concern about approving these variances and the precedent it will set for future signs in the downtown area.

This summary represents Swaim Associates' understanding of the items reviewed. If any exceptions are taken, please contact our office as soon as possible.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Mike Culbert".

Mike Culbert, AIA

cc: Attendees, Lloyd Construction & City of Tucson



June 16, 2017

AC HOTEL TUCSON
Signage Variance – Board of Adjustments Public Meeting

Meeting with Hotel Congress who are unavailable for the public meeting

SIGN IN SHEET

NAME	STREET OR E-MAIL ADDRESS
Todd Hanley	311 E Congress St. / Hotel Congress
Richard J. Jernu	311 E. Congress
Bob Vint	bob@vintarchitects.net
Marcellus Rusk	rusk@vintarchitects.net



SIGN IN SHEET

NAME

STREET OR E-MAIL ADDRESS

[illegible]

AFFIDAVIT
Public Notice Posting
City of Tucson

H. J. Small
7/5/17
APPROVED
Sign Inspector
Posting

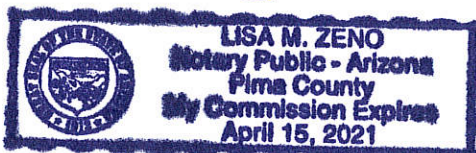
I JASON KOSMICKI (full name),
SWAIM ASSOCIATES LTD (business name),
7350 E. SPEEDWAY BLVD #210 (business address),

Do hereby swear or affirm that on 5TH JULY 2017 (date), I personally
Installed/supervised the installation of 2 (number) of public notice
posters per City of Tucson requirements for case C10-17-16 (case number)
on the subject property located at 151 E. BROADWAY BLVD. (address/location).

[Signature]
7/5/17 (date) (signature of declarant)

Notary:

[Signature]



Attachments:
Posting location map
Photograph of sign(s)

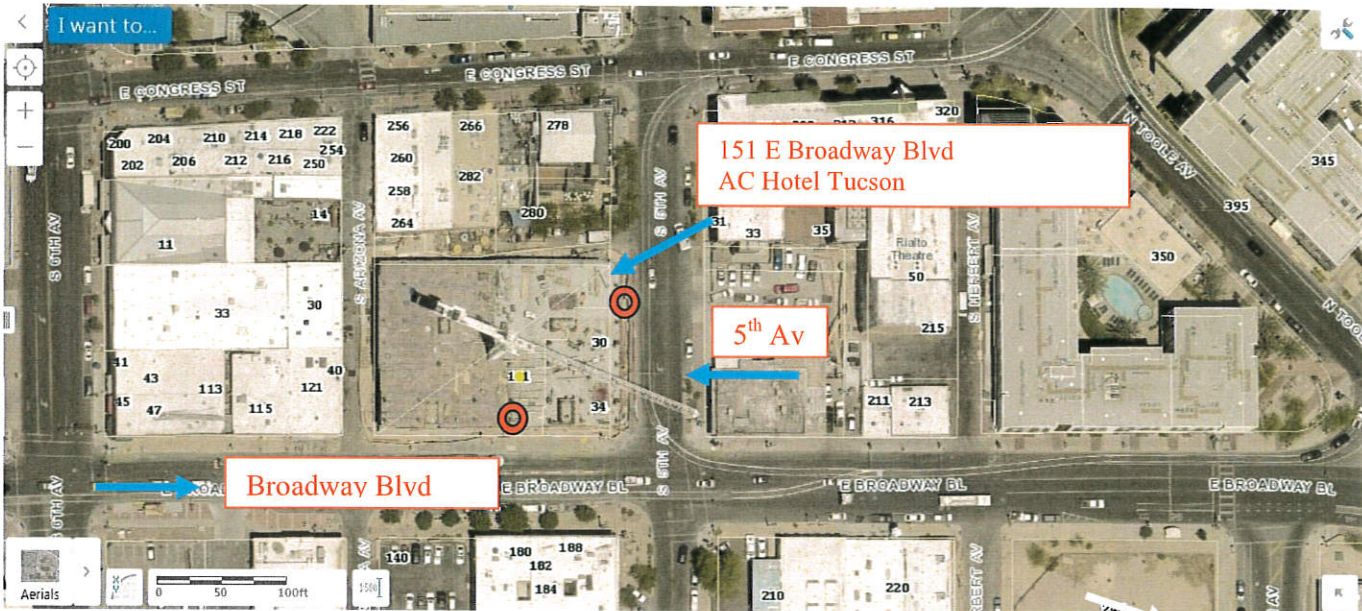


5 JUL 2017 AM 11:24

SIGN POST MAP



Case: C10-17-16, AC Hotel Tucson, 151 E Broadway Blvd



The sign(s) must be posted per regulations no later than **12 noon on July 5, 2017** in the general area(s) shown by the circle(s). Please note: Failure to meet posting requirements will result in the case not being heard at the public hearing.

Please submit the signed affidavit and photo(s) of the posted sign(s) no later than **Wednesday, July 5, 2017**. The sign(s) must be removed no sooner than July 28, 2017 and no later than July 31, 2017.

- Approximate location to post sign (s)
Number of postings: (2)

Heather Thrall - Fwd: Re: Posting, Board of Adjustment, case C10-17-16, AC Hotel Tucson (posting pics / 5th Ave side)

From: Heather Thrall
To: Jason Kosmicki
Date: 07/05/2017 9:05 AM
Subject: Fwd: Re: Posting, Board of Adjustment, case C10-17-16, AC Hotel Tucson (posting pics / 5th Ave side)
Cc: Susan Montes; Heather Thrall
Attachments: 20170705_082402.jpg; 20170705_082359.jpg; 20170705_082349.jpg

Board of Adjustment – Posting the Notice of Hearing
C10-17-16, Sign Variance Case
At: AC Hotel Tucson, 151 E Broadway Boulevard

Good morning Jason - I hope you had a nice holiday yesterday.

I see the attached 3 photos (received 7/5/17) represent the posting of the notice of hearing for the 5th Avenue side. The posting meets the criteria on this street side.

All that would remain are the original signed and notarized affidavit, a copy of the map I had emailed, and photos of the Broadway side posting.

Thank you,

Heather Thrall, Lead Planner
Signs Division
Planning & Development Services
City of Tucson
520-837-4975 (sign code & permit info)
520-837-4980 (sign regulation billing info)
<http://pdsd.tucsonaz.gov/pdsd/sign-permits>

>>> Jason Kosmicki <jkosmicki@swaimaia.com> 07/05/2017 8:42 AM >>>

Heather,

Attached is the pictures of the sign posted on 5th. Please let me know that you have received all 3 pictures and if you have any issues with the installation.

Thanks

Jason Kosmicki
Swaim Associates
7350 E. Speedway, Suite 210
Tucson, AZ 85710
(520) 326-3700

----- Original message -----

From: Heather Thrall <Heather.Thrall@tucsonaz.gov>
Date: 6/30/17 3:45 PM (GMT-07:00)



..... FOR INFORMATION CONTACT
PLANNING & DEVELOPMENT SERVICES DEPARTMENT #000
PO BOX 0710
TUCSON AZ 85709-0710
(520) 791-5550
Admin@planning@tucson.gov

TEL: 020 7461 8550
020 7461 8551
020 7461 8552

5710

MENT (PDSD)

OV



Heather Thrall - Fwd: Re: Posting, Board of Adjustment, case C10-17-16, AC Hotel Tucson (pics of Broadway side posting) (5th side posting pics already received)

From: Heather Thrall
To: Jason Kosmicki
Date: 07/05/2017 9:25 AM
Subject: Fwd: Re: Posting, Board of Adjustment, case C10-17-16, AC Hotel Tucson (pics of Broadway side posting) (5th side posting pics already received)
Cc: Susan Montes; Heather Thrall; Jed; Jason Mejias; Mike Culbert
Attachments: 20170705_083231.jpg; 20170705_083222.jpg; 20170705_083206.jpg; Modified copy of 20170705_083231.jpg

Board of Adjustment – Posting the Notice of Hearing (information and process)
C10-17-16, Sign Variance Case
At: AC Hotel Tucson, 151 E Broadway Boulevard

Good morning Jason - In this email, dated 7/5/17, I have received all four of your posting photos for the Broadway Blvd side (attached/forwarded here). The posting depicted meets the requirements.

Just a clarification for Lloyd Construction team and Mike Culbert, (who were not copied on prior confirmation of the 5th Ave posting pics) I also received photos of both street frontage postings 7/5/17, as required. The 5th Ave side also met the posting requirements.

All that remains is for Jason to please turn in a copy of the posting map used (which I emailed prior with posting instruction) and a signed, notarized copy of the posting affidavit.

I expect to meet Jason at the 1st floor counter today, 7/5/17, and will copy all parties when I receive those two documents.

Regards,

Heather Thrall, Lead Planner
Signs Division
Planning & Development Services
City of Tucson
520-837-4975 (sign code & permit info)
520-837-4980 (sign regulation billing info)
<http://pdsd.tucsonaz.gov/pdsd/sign-permits>

>>> Jason Kosmicki <jkosmicki@swaimaia.com> 07/05/2017 8:45 AM >>>

Heather,

Attached is the pictures of the sign posted on Broadway. Please let me know that you have received all 3 pictures and if you have any issues with the installation.

Thanks

Jason Kosmicki
Swaim Associates
7350 E. Speedway, Suite 210
Tucson, AZ 85710





NOTICE
BOARD OF ADJUSTMENT
PUBLIC HEARING
TO CONSIDER A
SIGN CODE VARIANCE
C10-17-16
AC HOTEL TUCSON / SWAIM ASSOCIATES LTD.
151 EAST BROADWAY BOULEVARD, OOR 2

The applicant requests to install two horizontal, illuminated signs on the sign at 12' wide by 6' high, the total width of the sign is 12' wide, and the total height of the sign is 6' high. The sign is to be installed on the building facade, and the sign is to be illuminated at all times. The sign is to be installed on the building facade, and the sign is to be illuminated at all times. The sign is to be installed on the building facade, and the sign is to be illuminated at all times.

PUBLIC COMMENT PERIOD:
From 8:00 AM to 5:00 PM
Within comments can be submitted to PUD at 500 N. 1st Ave., Suite 200, Tucson, AZ 85724

DATE AND TIME OF HEARING:
JUL 28, 2016 at 10:00 AM

LOCATION:
Marriott Tucson Courtyard
151 East Broadway Blvd., Suite 200
Tucson, AZ 85724

APPLICANT:
Swaim Associates, LLC
151 E. Broadway Blvd., Suite 200
Tucson, AZ 85724

FOR INFORMATION ONLY:
PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF TUCSON
500 N. 1st Ave., Suite 200
Tucson, AZ 85724

7350 E. Speedway Blvd., #210, Tucson, AZ 85726-7210
CIVIL ASSOCIATES, LTD

-----FOR INFORMATION CONTACT
PLANNING & DEVELOPMENT SERVICES DEPARTMENT

PO BOX 27210

TUCSON AZ 85726-7210

(520) 791-5550

DSD_Zoning_Administration@tucsonaz.gov

STAFF REPORT

DATE: July 26, 2017

TO: Board of Adjustment

FROM: Zoning Administration
Planning & Development
Services Department

ACTIVITY NO. T17SA00258

**C10-17-16 AC HOTEL TUCSON / SWAIM AND ASSOCIATES LTD, FOR 5
NORTH 5TH HOTEL LLC/ 151 E BROADWAY BOULEVARD, OCR-2**

The applicant's site is a 1.06 acre lot at the northwest corner of Broadway Boulevard and 5th Avenue. A new 8 story hotel with parking garage and restaurant/retail is nearly complete. The Pedestrian Business District is the applicable sign code district for the site. The structure is slated to have two canopies extending over public right of way through the temporary revocable easement process; one canopy along 5th Avenue at the east elevation and one along Broadway Boulevard at the south elevation. The request is to install two illuminated, lettered canopy signs; one sign on the east elevation canopy at 52 square feet, and the other sign on the south elevation canopy at 23 square feet, all as shown on submitted plans.

THE APPLICANT'S REQUEST TO THE BOARD

The applicant is requesting the following variances:

- A) Variance for south canopy sign to exceed 15' maximum height from sidewalk to top of sign (3-59.C.2); to allow a maximum 16' height from sidewalk to top of sign
- B) Variance for east canopy sign to exceed 15' maximum height from sidewalk to top of sign (3-59.C.2); to allow a maximum height of 30' from sidewalk to top of sign
- C) Variance for south canopy sign to "float" above canopy surface, to allow for sign mount atop electrical raceway box up to 6" size, rather than direct mount atop canopy surface (3-59.C.3)
- D) Variance for east canopy sign to "float" above canopy surface, to allow for sign mount atop electrical raceway box up to 6" size, rather than direct mount atop canopy surface (3-59.C.3)
- E) Variance to allow the east canopy sign to exceed 18" maximum letter height (5-59.C.1), and increase to a 2' letter size
- F) Variance to allow the east canopy sign to extend more than 2' above canopy surface, up to 2'6" to account for increased letter size and raceway mount (3-59.C.2.a)

APPLICABLE TUCSON SIGN CODE SECTIONS

Chapter 3 Sign Code Sections applicable to this proposal include, but are not limited to: Article XI., and Article V. Sign Types and General Regulations, Section 3-59 Canopy Signs.

GENERAL DEVELOPMENT INFORMATION

Zoning and Land Use

SITE: ZONED OCR-2; (Hotel / Food Service / Parking Garage)

North: Zoned OCR-2; (mixed commercial uses on adjacent private properties)

South: Zoned OCR-2; (mixed commercial uses – south of Broadway Boulevard)

East: Zoned OCR-2; (mixed commercial uses – east side of 5th Avenue)

West: Zoned OCR-2; (mixed commercial use – west side of Arizona Avenue)

RELATED PLAN REVIEWS

Engineering

The Engineering Section of Planning and Development Services Department has no objection/adverse comments.

Fire Department

No objection/adverse comments.

Transportation Department

No objection/adverse comments.

Real Estate Division of Transportation

The Real Estate Division of Transportation received no adverse reviews regarding two aerial easements requested for the canopies;/signage (case RES 2017-071).

RELATED CASES

Rio Nuevo review of proposed construction of the hotel, mixed use and garage was conducted and approved in October of 2014 under case RND-14-21.

The current sign permit application, submitted for review of this proposal for canopy signage, is T17OT00474.

Sign permit T17OT00223 was issued in March 2017 for three identical square wall cabinet signs, at 100 square feet in size, to be mounted respectively on the north, east and west building elevations. Each sign is to be installed approximately 90' above grade to top of sign.

BOARD OF ADJUSTMENT FINDINGS

Article XI, Chapter 3 Sign Code, Sec. 3-122. Findings required in granting variances.

The board of adjustment may grant a variance only if it finds:

A. That, because there are special circumstances applicable to the property, strict enforcement of this sign code would deprive the property of privileges enjoyed by other property in the same district;

B. That the variance will not result in a special privilege to one individual property and the circumstances are such that the variance would be appropriate for any property owner facing similar circumstances;

C. That the requested variance will not materially and adversely affect the health and safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property and improvements in the neighborhood;

D. That the need for a variance is not the result of special circumstances or conditions that were self-imposed or created by the owner or one in possession of the property;

E. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the sign code provisions in question; and

F. That because of physical circumstances or conditions, such as irregular shape, narrowness or shallowness of the lot, or exceptional topographic condition of the specific property, the property cannot reasonably be signed in conformity with the provisions of this sign code.

SIGN CODE ADMINISTRATION CONSIDERATIONS

The AC Hotel Tucson property is approximately just over one acre of land in downtown Tucson. The site is bordered by Broadway Boulevard to the south, 5th Avenue to the east, Arizona Avenue to the west and private property to the north. A new hotel, parking garage, and mixed use allotment on the first floor are in the final stages of construction. The lot has approximately 190 linear feet of building frontage along Broadway Boulevard, and nearly 133 linear feet of building frontage along 5th and Arizona Avenues. The applicable sign district is the Downtown Pedestrian Business District, which permits a total sign area ratio of three square feet of sign area per linear foot of development frontage.

The overall height of the hotel structure exceeds 93 feet, encompassing eight stories. Building walls are constructed to property lines. Parking garage and building entries are along 5th Avenue, with additional pedestrian entries off Broadway

Boulevard. The structure design includes canopies on both the Broadway elevation and the 5th Avenue elevation. These canopies extend from the building walls into the right of way. Along 5th Avenue, the canopy is irregularly shaped, with an overall height of approximately 27 feet from grade, and a near 9 foot span over the parking garage and a pedestrian entry. Along Broadway Boulevard, the canopy covers a primary pedestrian entry at a height of approximately 14 feet, with a near 6 foot span over the walkway. An aerial easement for each canopy was reviewed through the temporary revocable easement (TRE) process. The TRE review also included information on the variance request to place signage atop edges of each canopy.

Discussion

The AC Hotel Tucson overall sign package shows three recently permitted wall signs at 100 square feet cabinet area, mounted respectively to the north, east and west elevations. Each of these primary identification signs is to be internally illuminated and mounted on the building at a minimum of 90 feet above grade to the top of each cabinet. The only other specific sign designs proposed at this time are the two signs requested atop the building canopies along 5th Avenue and Broadway Boulevard. Future signage is likely for additional tenant identification and way finding along the first story of the nearly 188,000 square foot building, but is not designed at this time.

The focus of the request is to allow placement of signage atop each of the respective building canopies with variances to dimensional standards of canopy type signs. The proposed canopy sign along Broadway Boulevard, over a pedestrian entry area, would be 23 square feet sign area. Along 5th Avenue at the parking garage entry, the proposed canopy sign would be 52 square feet sign area. Both signs would be comprised of internally illuminated, individual letters.

The signage variances requested are within reason, given circumstances of the site development constraints, including building setback, overall structure height, and distance of 50 feet and more below primary wall signage to the top of each canopy. Further, the plans and a recent site visit show the building has construction design features projecting in a perpendicular orientation from the building wall and to 5th Avenue, limiting sign mounting options on the east elevation. This design schematic is also featured throughout portions on the other building elevations.

The resulting sign height atop each of the canopies, and the respective scale of the signs in relation to the elevations and canopies to which they would be mounted, are well within scale. Further, mounting signage on a power source housing is a common practice for individual letter construction for signs, thus a "float" above the canopy surface is a result, but is not generally noticeable in sign design from vehicle or pedestrian perspective, which is the view corridor for these two specific signs.

NEIGHBORHOOD CONTACT (BY APPLICANT)

See the neighborhood notification dated June 8, 2017 and meeting summary dated June 20, 2017.

PLANNING & DEVELOPMENT SERVICES RECOMMENDATION

Staff recommends approval of the variances requested, as shown on the submitted application and plans. It is the opinion of staff that the variances, if granted, will not result in a special privilege to one individual property and the circumstances are such that the variance would be appropriate for any property owner facing similar circumstances.

Heather Thrall, Lead Planner
for
Russlyn Wells, Acting Zoning Administrator
RW:ht:s/zoning administration/ba/1716